



420-430 29TH AVENUE ST. PETER'S CHURCH RELOCATION AND SUPPORTIVE HOUSING PROJECT

Draft Environmental Impact Report

Planning Department Case No. 2006.0881E

State Clearinghouse No. 2007112040

DOCUMENTS DEPT.

Draft EIR Publication Date: May 31, 2008

Draft EIR Public Hearing Date: July 10, 2008

Draft EIR Public Comment Period: May 31, 2008 through July 15, 2008

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SAN FRANCISCO PLANNING DEPARTMENT

DATE: May 31, 2008

TO: Distribution List for the 420-430 29th Avenue Project EIR

FROM: Bill Wycko, Acting Environmental Review Officer

SUBJECT: Request for the Draft Environmental Impact Report for the 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project (Case No. 2006.0881E)

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This is the Draft of the Environmental Impact Report (EIR) for the 420-430 29th Avenue Project. A public hearing will be held on the adequacy and accuracy of this document. After the close of the comment period, our office will prepare and publish a document entitled "Comments and Responses," which will contain a summary of all relevant comments on this Draft EIR and our responses to those comments, along with copies of the letters received and a transcript of the public hearing. The Comments and Responses document may also specify changes to this Draft EIR. Public agencies and members of the public who testify at the hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This document will also be available on line at www.sfplanning.org/mea. This Draft EIR, together with the Comments and Responses document, will be considered by the Planning Commission in an advertised public meeting, and then certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final Environmental Impact Report. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one rather than two documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Comments and Responses document have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR, in Adobe Acrobat format on a compact disk (CD), to private individuals only if they request them. Therefore, if you would like a copy of the Final EIR, please fill out and mail the postcard provided inside the back cover to the Major Environmental Analysis division of the Planning Department within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy.

Thank you for your interest in this project.

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CHAPTER I

Summary

A. Project Description

Project Location and Setting

The project site is located at 420-430 29th Avenue in San Francisco's Outer Richmond District. The property fronts on 29th Avenue between Clement Street to the north and Geary Boulevard to the south. The site consists of two lots totaling approximately 11,780 square feet (0.27 acre), with a combined 110-linear-foot frontage on 29th Avenue and a depth of about 117 feet. The project site is occupied by three buildings: St. Peter's Episcopal Church, with a sanctuary at the front of the building and an attached rear wing which includes church offices and a basement level which accommodates a day program run by Opportunity Unlimited for developmentally disabled adults; the former Parish Hall, which is currently used as a preschool on the ground floor and a residential apartment for the church sexton on the third floor; and a former Rectory, which is currently vacant. The L-shaped church building and two adjacent buildings surround a central courtyard in the center of the project site. The Gothic Revival-style brick church was constructed in 1913, is individually eligible for listing in the *National Register of Historic Places*, and is on the City's list of unreinforced masonry buildings (UMBs). The church sanctuary was damaged in the 1989 Loma Prieta Earthquake, and has remained unused since then.

The project site is located in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The project block contains primarily single and multi-family residential uses, consistent with the area's zoning. Residential uses are within multi-level buildings, generally two- to four-stories in height. The area's architectural character is also mixed, with many buildings representing Edwardian, Spanish Revival, Moderne, and contemporary styles typical of early to mid-twentieth century residential development in the Outer Richmond. The typical development pattern on the project block and its vicinity is characterized by two- to three-story, single and multi-family residential buildings built to the sidewalk edge along the north-south streets, and three- to four-story, mixed-use buildings (primarily ground floor commercial uses with residential units on floors above) lining the east-west neighborhood commercial streets such as those on Geary Boulevard and Clement Street. Where there are ground floor retail uses on Geary and Clement, these generally include casual or takeout restaurants, bars and taverns, grocery stores and convenience retail, as well as personal service uses. Presidio Middle School encompasses the entire block to the west of the project site, across 29th Avenue.

Project Characteristics

The project sponsors, St. Peter's Episcopal Church and the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA), have entered into a joint development agreement to demolish the existing St. Peter's Episcopal Church ("St. Peter's"), an unreinforced masonry building (UMB) built in 1913, renovate two existing buildings on the project site (Parish Hall and Rectory); and construct a new 20-unit housing development (19 residential units for developmentally disabled adults and one unit for an onsite resident manager) in the general location of the existing church.

The 20-unit housing development would be in a three-story-over-partial-basement building 28 feet tall to the roofline, plus a 9 foot-tall mechanical penthouse for a total of 37 feet in height. The proposed building would be a total of 16,915 gross-square-feet, including building circulation, office spaces, residential units, common areas, and garage space for one vehicle. The residential building would include 14 studio units, four one-bedroom units, and two two-bedroom units, one of which would be for the resident manager. These units would be constructed on the ground, second, and third floors and range in size from 475 square feet (sf) to 822 sf. The ground floor uses would also include two offices for the property manager and supportive services coordinator, a common area with a community room and kitchenette, a laundry room for residents' use, restrooms for staff, and one parking space sized for a van with wheelchair/ disabled access. A new curb cut along 29th Avenue would be established to provide a driveway for access to the parking garage.

The proposed renovations to the Parish Hall would include an ADA accessible ramp along the northwest front entrance, and an exterior elevator and staircase to be located between the Parish Hall and Rectory, providing access to both buildings. Interior renovations to the first floor of the Parish Hall would include a new kitchen, two restrooms, and an open multipurpose room. This multipurpose room would be approximately 1,300 sf and would provide occupancy for up to 60 people. The multipurpose room would be used as space for church programs during the week. Existing partition walls on the second floor would be removed to create a new sanctuary and open worship space that could accommodate up to 100 people. Stained-glass windows from the existing St. Peter's Church would be salvaged and fitted for the new window openings on the second floor wherever possible. A new flat roof (possibly including skylights) would be installed on the Parish Hall. No parking would be provided in the Parish Hall.

The interior of the Rectory would be remodeled to accommodate meeting, office, and residential spaces. The ground floor contains a garage, which would be retained to provide two tandem parking spaces as it does currently. The existing living room and dining room on second floor would be remodeled to provide an open meeting space for up to 30 people, and would be made available for church programs, yoga classes, and small worship groups. Other existing rooms on the second floor, including a sunroom, office and kitchen, would be retained. A portion of the third floor would be retained for residential use, as an apartment for the resident sexton. Renovations on the third floor would include a door leading to a bridge connecting the Rectory to the proposed elevator between this building and the Parish Hall.

The proposed project would not conform to the *Planning Code* standards and requirements for the RH-2 zoning district in which the subject property is located due to the proposed project's residential density. Therefore, the project sponsors would seek rezoning of the subject property from a RH-2 Zoning District (Residential House, Two-Family) to a RM-1 (Residential, Mixed, Low Density) Zoning District to

accommodate the proposed residential density. As part of the rezoning process, the *Planning Code* zoning map amendment would require recommendation by the Planning Commission and an approval from the Board of Supervisors. The proposed project would also include a lot line adjustment to reconfigure the two lots such that the new housing development would be on one lot and the Parish Hall and Rectory would be on the other. The new lot for the Parish Hall and Rectory would require approval of a variance from the Zoning Administrator for rear yard requirement as well as a non-complying structure, which would be heard before the San Francisco Planning Commission. The proposed project would also require a Conditional Use authorization for operation of a religious institution in a residential zoning district.

Plans and Policies

The *San Francisco General Plan* contains 10 elements that provide goals, policies, and objectives for the physical development of the city. In addition, the *General Plan* includes area plans that outline goals and objectives for specific geographic planning areas. A conflict between a proposed project and a *General Plan* policy does not, in itself, indicate a significant effect on the environment within the context of the California Environmental Quality Act (CEQA). Any physical environmental impacts that could result from such conflicts are analyzed in this EIR. In addition to considering inconsistencies that affect environmental issues, the Planning Commission considers other potential inconsistencies with the *General Plan*, independently of the environmental review process, as part of the decision to approve or disapprove a proposed project. Any potential conflict not identified in this environmental document would be considered in that context and would not alter the physical environmental effects of the proposed project that are analyzed in this EIR.

The *Planning Code*, which incorporates by reference the City's Zoning Maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless either the proposed project conforms to the *Planning Code*, or an exception is granted pursuant to the provisions of the *Planning Code*. The project site is within an RH-2 (Residential House, Two-Family) use (zoning) district. The affordable housing component of the proposed project would exceed the residential density limits for an RH-2 district, and therefore, would not conform to the *Planning Code* standards and requirements for the RH-2 zoning district. As such, the project would require Board of Supervisors' approval for *Planning Code* zoning map amendment to rezone the subject property from RH-2 to RM-1 (Residential, Mixed, Low Density). The proposed project would also require a Conditional Use authorization for operation of a religious institution in a residential zoning district, a variance to waive the rear yard requirement, a variance for a non-complying structure, and a variance for the provision of fewer off-street parking spaces than required by the *Planning Code*.

The project site is within a 40-X Height and Bulk District. This district allows a maximum building height of 40 feet, and because the site is level, the site has no bulk limit. The Parish Hall and Rectory would be renovated generally within the existing building envelopes. Therefore, the height of these structures is not anticipated to change, and they would be within the 40 foot limit. The proposed residential building at 28 feet tall to the roofline, plus a 9 foot tall mechanical penthouse (for a total height of 37 feet), would also be within the 40-foot limit. Therefore, the proposed project would comply with the 40-X Height and Bulk District.

Planning Code Sections 150 and 151 require one off-street parking space for each residential unit proposed in an RH or RM Zoning District. The parking requirement for housing for handicapped persons is one-fifth the number of spaces typically required for residential uses. In the case of the subject property, the *Planning Code* would require four off-street parking spaces. The project's proposed one off-street parking space would therefore not satisfy the requirements of *Planning Code* Section 151, and the project sponsor has applied for a variance to provide less parking than is required by the *Planning Code*.

The project would also comply with the *Planning Code* Affordable Housing Program requirements by providing a residential development comprised entirely of affordable units intended for adults with developmental disabilities.

The proposed project would not conflict with any regulations set forth by any Special Use District (SUD) or historic district designation. It also would not obviously or substantially conflict with any Priority Policies set forth in *Planning Code* Section 101.1 (the Accountable Planning Initiative), nor obviously or substantially conflict with the *Sustainability Plan* or any other plans, such as the *Bay Area 2005 Ozone Strategy*, which directly address environmental issues and/or contain targets or standards that must be met in order to preserve or improve characteristics of the City's physical environment.

B. Environmental Setting and Impacts

Land Use

Land use impacts are considered to be significant if the proposed project would divide an established community, conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect, or have a substantial impact upon the existing character of the vicinity. The proposed project would be an in-fill development, would make primarily interior modifications to two structures on the project site, and would replace one of the existing buildings (St. Peter's Church) with a larger residential building. The proposed project would be incorporated within the established street plan, and would not create an impediment to the passage of persons or vehicles. In addition, the project would not introduce new or incompatible land uses to the area since it would relocate an existing church function into a smaller, former Parish Hall structure on the site, and construct a new residential structure in place of the existing church. Various religious institutions, including the former First United Lutheran Church (which has recently been acquired by a Buddhist congregation), located on the corner of Geary and 30th Avenue, and the Holy Virgin Cathedral (a Russian Orthodox Church), located on the corner of Geary and 26th Avenue, already exist in the project area, and residential uses are the predominant land uses in the project area. The residential component of the proposed project would be consistent with the area's existing residential uses, which range from two-story single-family homes to five-story multi-family apartment buildings. Furthermore, the scale of the proposed buildings would be similar to other buildings in the project vicinity. Although the proposed project would represent a change on the site and to its vicinity, it would not disrupt or divide an established community nor would the proposed project adversely affect the established character of the vicinity.

The project's proposed mix of residential and religious uses would be similar to uses that currently surround the site in the immediate project area. Additionally, the lot directly north of the project site (on the corner of 29th Avenue and Clement Street) and other lots that front Clement Street in the immediate

project vicinity are all zoned RM-1. Therefore, the rezoning would be an extension of the zoning that already exists along Clement Street. Furthermore, although the proposed project would be larger than existing church on the site, it would be of similar bulk and height as the surrounding buildings in the area, which are generally two to four stories in height. Because the proposed project would provide a continuation of similar uses to those on and surrounding the site and because it would not differ substantially from the surrounding buildings in terms of height and bulk, it would not disrupt or divide the physical arrangement of an established community or have a substantial impact upon the existing character of the vicinity.

Although larger and denser than the residential uses in the immediate project vicinity, the housing component of the proposed project would generally relate to the height and residential character of the existing development in the area, would not dominate or overwhelm the prevailing scale of development in the project vicinity, and would be generally harmonious with the surrounding neighborhood. The project would be compatible with other uses in the surrounding RM district. The purpose of residential districts is to provide a range of housing types and residential development to meet community needs, which the proposed project would do. As such, no significant land use impacts associated with the proposed project are anticipated.

Historic Architectural Resources

A proposed project would have a significant impact on historic architectural resources if it would demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion on, or eligibility for the California Register of Historical Resources.

An historic resources technical memorandum (HRE) prepared in support of this Draft EIR, and associated historic resources evaluation response (HRER) memorandum prepared by the San Francisco Planning Department, identified St. Peter's Church as an historic architectural resource for CEQA purposed by virtue of its National Register rating of "3S," meaning that the building appears eligible for the National Register of Historic Places as an individual property through a survey evaluation. In this case, the rating of "3S" was assigned to the building as part of the San Francisco Planning Department's Unreinforced Masonry Building (UMB) Survey in the early 1990s, primarily due to its architectural qualities as a 1913 Gothic Revival brick church building. Properties identified as significant (status codes 1-5) in an historical resource survey, which meets the requirements of *Public Resources Code* Section 5024.1(g), are presumed to be historical resources under CEQA unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Therefore, St. Peter's Church is considered an historic resource for CEQA purposes.

Neither the Parish Hall nor the Rectory was identified as an existing or potential historic resource. The project site is not located within an existing or potential historic district. In the immediate project vicinity, the 1923-1930 Spanish Revival-style Presidio Middle School is an historic architectural resource for CEQA purposes by virtue of its National Register rating of "3S." No other historic resources were identified in the immediate project vicinity.

The proposed project would demolish St. Peter's Episcopal Church and replace it with a three-story, 20-unit housing development. Demolition of the church would constitute a significant, adverse impact to an historic resource because it would demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion on the California Register of Historical Resources.

Mitigation measures to reduce the impacts to St. Peter's Church are described in Chapter V, *Mitigation Measures*. These measures, however, would not mitigate the impact of demolition to a less than significant level and the impact would remain significant and unavoidable. Only selection of either the No Project Alternative or the Preservation Alternative, described below and in Chapter VII, *Alternatives*, would reduce the impacts to historic resources to a less than significant level.

The proposed project would renovate the interiors of the Rectory and Parish Hall located on the church property, and would construct a new elevator and stair tower in between these two structures for accessibility purposes. As neither the Rectory nor the Parish Hall is considered an historical resource for CEQA purposes and most of the improvements to these two buildings would be interior renovations, the proposed modifications would not impact historic resources. No mitigation would be required.

The proposed project would be constructed in the vicinity of an historic resource, the Presidio Middle School. While the proposed project would be noticeably taller and wider than the existing building, and would be a visible architectural change when looking east from the school grounds toward the project site, the width of 29th Avenue (about 60 feet) including setbacks between the new building and the school would provide a sufficient visual and physical buffer such that the historic setting of the school would not be significantly altered. Therefore, no significant impact to the historic setting of the school is anticipated as a result of the project. The proposed project would also have no effect on existing or potential historic districts, as none have been identified in the project vicinity. No mitigation would be required.

In terms of cumulative impacts on historic resources, there are no other known past, present, or future projects in the Richmond District that would demolish or significantly alter other recorded or potentially eligible historic architectural resources with the potential to combine with the impacts of the proposed project to form a significant cumulative impact to historic resources. The demolition of St. Peter's Church would, however, diminish the stock of existing, unreinforced masonry churches in San Francisco, which have already been considerably reduced, or will be reduced, due to the combined effects of the 1989 Loma Prieta Earthquake and San Francisco's resulting UMB Ordinance. This ordinance requires that UMBs be seismically strengthened or demolished by a deadline (extended from 1997 to 2006) that is based on the "risk level" assigned to each building. Until the identified hazard on the project site is either abated through seismic upgrades outlined in the UMB Ordinance or through demolition of the unreinforced masonry building, the property owner is considered to be in violation of the UMB Ordinance.

Due to the requirements put forth by the UMB Ordinance, many of San Francisco's historic UMB churches are being threatened with demolition. Given the relative rarity of this building type (historic, unreinforced masonry churches in San Francisco), as well as their threatened nature due to the UMB Ordinance and the inability of most owners to pay for the seismic upgrades, demolition of St. Peter's Episcopal Church would result in a significant cumulative impact to the existing stock of historic UMB resources within San Francisco. Mitigation Measures HR-1 through HR-3 would reduce the significant,

cumulative impacts to St. Peter's Church, as described below and in Chapter V, *Mitigation Measures*. These measures, however, would not mitigate the cumulative impact of demolition to a less than significant level, in which case the cumulative impact would be remain significant and unavoidable. Only selection of either the No project Alternative or the Preservation Alternative, described below and in Chapter VII, *Alternatives*, would reduce the cumulative impacts to historic resources to a less than significant level.

Growth Inducement

Growth inducement under CEQA considers the ways in which proposed and foreseeable project activities could encourage and facilitate other activities that would induce economic or population growth in the surrounding environment, either directly or indirectly. The proposed project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), or displace a large number of people or create a substantial demand for additional housing.

The proposed project would be an infill development consisting of the demolition of the church structure, renovation of two existing buildings, the Parish Hall and Rectory, and the construction of a new 20-unit housing development on the project site. This would not substantially alter existing development patterns in the Outer Richmond District neighborhood or in San Francisco as a whole. Located in an established urban and primarily residential neighborhood, the project would not necessitate or induce the extension of municipal infrastructure. The addition of 20 new residential units would increase the population on the site by approximately 26 persons.¹ While potentially noticeable to immediately adjacent neighbors, this increase would not result in a substantial impact on the population of the City and County of San Francisco. The proposed project would increase the population in the project area by an estimated 0.4 percent, and the overall population of the City and County of San Francisco by a figure well below 0.01 percent.²

While the proposed congregation space would have the capacity to accommodate up to 100 people, the number of existing congregation members (47) is not expected to increase substantially in the foreseeable future. Therefore, the proposed relocation of church services to Parish Hall would not result in a substantial increase in use of the site. Several proposed areas, such as the multipurpose room on the first floor of the Parish Hall, and the activities room on the second floor of the Rectory, would also attract people to the project site. However, this number is not anticipated to be substantial or growth inducing. Therefore, neither the residential nor the community- or congregation-serving components of the proposed project would result in a substantial population increase or induce a substantial amount of growth.

¹ The proposed project would provide 14 studio units, four one-bedroom units, and two two-bedroom units. This figure assumes an occupancy rate of one person per studio and two people for each of the remaining units. Please see environmental evaluation application, available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of case file 2006.0881E.

² This calculation is based on the estimated Census 2000 population of 776,733 persons in the City and County of San Francisco.

C. Other Impacts Determined to be Less Than Significant

The following individual and cumulative environmental effects of the proposed project have been determined to be less than significant, or can be reduced to a less than significant level through mitigation measures included in this EIR: aesthetics, population and housing, cultural and paleontological resources, transportation and circulation, air quality, noise, wind and shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural resources. Please see Chapter IV, *Other Impacts Determined to be Less Than Significant*.

D. Mitigation Measures

Mitigation Measure HR-1—HABS-Level Recordation

A common strategy for the mitigation of historical resources that would be lost as part of the proposed project is through documentation and recordation of the resource(s) prior to their demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service's Historic American Building Survey (HABS). As such, the church project sponsor shall document the existing exterior and interior conditions of St. Peter's Episcopal Church to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:

- Drawings: Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar.
- Photographs: Black and white photographs with large-format negatives should be shot of exterior and interior views of the Church, including stained glass windows that have been removed and stored, and those windows that are extant in the building. Historic photos, where available, should be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper.
- Written data: A report should be prepared that documents the existing conditions of the Church and any significant landscape features, as well as a brief history of the Church, Parish Hall, and Rectory.

Documentation of the St. Peter's Episcopal Church shall be submitted to the following repositories:

- Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library.
- Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the Church.
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Landmarks Preservation Advisory Board.

The project sponsor has agreed to implement Mitigation Measure HR-1.

Mitigation Measure HR-2—Interpretative Display

An additional form of mitigation shall include the installation of a permanent interpretative display at the project site to describe to the general public and the new residents the architectural significance of St. Peter's Church and its importance to the neighborhood. Components of this mitigation program could include historic photographs and plans, and descriptive text placed in the lobby of the new church building. Historic photos, plans, and text developed from the HABS-level recordation could be used for this interpretive display. The design for the interpretive display shall be submitted to the San Francisco Landmarks Preservation Advisory Board for review and approval prior to final installation. The interpretive display should be located in a publicly accessible area on the project site, such as the front yard of the Rectory or near the pedestrian entrance of the new residential building. The project sponsor has agreed to implement Mitigation Measure HR-2.

Mitigation Measure HR-3—Salvage Plan

The church project sponsor shall prepare a Salvage Plan which identifies the various exterior and interior elements of the church that are worthy of salvage. Such items include, but are not limited to, the lancet arch windows frames, stained glass windows (and other original windows and doors), church organ, chandeliers and sconces, marble baptismal font, exterior commemorative plaques, cast stone crosses, bronze lantern, and the church safe and records (located in the Rectory basement). The project sponsors already intend to reinstall as many of the original stained glass windows as possible into the new assembly space on the second floor of the Parish Hall. The church will, to the extent possible, integrate these items into either the new structures, the renovated Parish Hall or Rectory, or the on-site interpretive display. For items determined not appropriate for integration into the above listed buildings/display, the Plan should identify a list of salvage companies which may be able to reuse such items if they are no longer of use to the St. Peter's organization. The project sponsor has agreed to implement Mitigation Measure HR-3.

Chapter VII, *Alternatives to the Proposed Project*, describes two project alternatives, the No Project Alternative and the Preservation Alternative, which would avoid the significant adverse impacts of the proposed project on historic resources.

Mitigation Measure No. AR-1—Archaeological Resources

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the

responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

The project sponsor has agreed to implement Mitigation Measure AR-1.

Mitigation Measure AQ-1—Construction Air Quality

BAAQMD recommends implementation of the following control measures for construction sites that are large in area, located near sensitive receptors, or which for any other reason may warrant emissions reductions in addition to the basic and enhanced dust control measures, typically reserved for project sites smaller and larger than four acres, respectively. Since the project site is located across 29th Avenue from

Presidio Middle School, a sensitive receptor, all of the following mitigation measures shall be implemented:

- Water active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsors shall require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period;
- Cover trucks hauling soil, sand, and other loose materials or require trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer);
- Pave, apply water three times daily, or apply nontoxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;
- Sweep daily (with water sweepers, using reclaimed water if possible) all paved access roads, parking areas, and staging areas at construction sites;
- Sweep streets daily (with water sweepers, using reclaimed water if possible) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply nontoxic soil stabilizers to inactive construction areas;
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles;
- Limit vehicle speed on construction site unpaved roads to 15 miles per hour;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers or wash off the tires of trucks and equipment leaving the site;
- Install wind breaks at the windward side(s) of construction areas;
- Suspend excavation and grading when winds (instantaneous gusts) exceed 25 miles per hour;
- Limit the area subject to excavation, grading, and other construction activity at any one time.

The project sponsor has agreed to implement Mitigation Measure AQ-1.

Mitigation Measure BIO-1—Breeding Birds

If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the nonbreeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season

(February 1 through August 31), the following measures will be implemented to avoid and minimize impacts on nesting raptors and other protected birds:

- No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.
- If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer (acceptable in size to the CDFG) will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these buffer zones and types of construction activities restricted in these areas could be further modified during construction in coordination with CDFG and will be based on existing noise and human disturbance levels in the project area. Results of the surveys will be forwarded to CDFG (if results are positive for nesting birds).
- If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required. If construction commences during the nonbreeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established in consultation with CDFG around active nests as needed to prevent impacts on nesting birds and their young.

The project sponsor has agreed to implement Mitigation Measure BIO-1.

Mitigation Measure HAZ-1—Hazardous Building Materials

The project sponsor shall ensure that PCB- and mercury-containing equipment such as fluorescent light ballasts are removed and properly disposed of prior to the start of demolition or renovation. Old light ballasts that would be removed during demolition or renovation would be evaluated for the presence of PCBs and mercury. In the case where the presence of PCBs or mercury in the light ballast could not be verified, then they would be assumed to contain PCBs/mercury and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous materials identified either before or during demolition or renovation would be abated according to federal, state, and local laws and regulations. The project sponsor has agreed to implement Mitigation Measure HAZ-1.

E. Alternatives to the Proposed Project

1. No Project Alternative

Description

This alternative would entail no changes to the project site. The church nave on the project site would remain vacant and unusable to the church members as it is currently, although worship would still occur within Collins Hall in the basement level, as would the offices and other rooms toward the rear of the building. The building would continue to be in violation of the City's UMB Ordinance and would eventually fall into receivership. This alternative assumes that church congregation would perform minimal maintenance on the building for safety and security purposes, but would not make wholesale

improvements or renovations to it or to the Parish Hall and Rectory. Instead, the court appointed receiver would be required to cause abatement of the UMB hazard, either through demolition or seismic retrofit, to be completed promptly.

Impacts

The No Project Alternative would result in no substantial changes to the project site. This alternative would avoid or reduce all of the potentially significant operational and construction-related impacts of the proposed project.

The No Project Alternative would avoid the significant project impacts to historic resources because this alternative would retain the 1913 Gothic style brick church building which is eligible for listing in the National Register. The historic building would not be demolished and replaced with a new, three-story supportive housing structure with 20 units. While some level of minimal building maintenance is assumed under this alternative, the historic resource on the project site could continue to deteriorate. Continued deterioration of historic resources could be considered a significant impact, depending of the level of maintenance and security that the St. Peter's congregation would provide for the project site building. Without replacement or seismic upgrade of the building, it would also remain vulnerable to damage or destruction in the event of a moderate to major seismic event in the future. Although continued deterioration and/or damage or destruction of the building from a seismic event may occur, the No Project Alternative would avoid the significant impacts of demolition of the church building associated with the proposed project. As such, even with continued deterioration of the existing building, the No Project Alternative would reduce the impact to historic resources.

In terms of land use, plans, and policies, the No Project Alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. As opposed to the proposed project, the No Project Alternative would not require Board of Supervisors' approval for zoning map amendment for rezoning of the subject property from the RH-1 Zoning District to the RM-1 Zoning District to allow the residential density proposed by the project. The No Project Alternative would also not require Conditional Use authorization by the Planning Commission for operation of a religious institution in a residential zoning district, nor would this alternative require variances associated with rear yard setbacks or the provision of fewer off-street parking spaces than required by the *Planning Code*. Finally, the No Project Alternative would not require demolition and building permits. Under this alternative the property owner would continue to be in violation of the City's UMB ordinance. The church would remain unaltered from its current condition, and the property would eventually fall into receivership. It would continue to be a life-safety hazard in the event of a moderate to major seismic event.

Under the No Project Alternative no changes or new uses at the project site would occur. Therefore, no changes to the existing amount of PM peak hour traffic or number of parking spaces would occur. Similarly, there would be no changes to air quality effects from vehicular emissions, other than those associated with construction as discussed below, resulting from the No Project Alternative. Under the No Project Alternative on-site and off-site views would be the same as under current conditions. Therefore, there would be no impacts with respect to visual quality and aesthetics.

The No Project alternative would avoid construction-related impacts, such as generation of construction-period air quality and construction-related traffic impacts, potential worker exposure to hazardous materials, and accidental damage to potentially significant archaeological resources due to subsurface excavation. Unlike the proposed project, the No Project Alternative would not require mitigation for these potentially significant impacts, including Mitigation Measures HR-1 through HR-3, or Mitigation Measure AR-1, AQ-1, BIO-1, or HAZ-1.

However, this alternative does not preclude the possibility of other projects being proposed in the future.

2. Preservation Alternative

Description

The Preservation Alternative would preserve and restore the existing church as an historic resource for the community, while providing a full seismic and building code rehabilitation. The existing masonry facades would be retained and reinforced, and foundation waterproofing would be provided at all new and existing foundation and retaining wall systems. Seismic retrofit work would include strengthening and reinforcing the primary structural systems including foundations, floor/ceiling beams and joists, and new structural framing through the addition of concrete, FRP (fiber reinforced polymers) and steel components. Chemical grouting would be required to mitigate loose sand conditions that are prevalent on the site. Damaged and worn portions of the exterior brick and stone work would be repaired and repointed, and the existing slate roof would be replaced in-kind. Original stained-glass windows would be reinstalled, and all other window systems would be upgraded to comply with energy code requirements.

The existing church would be retained in its current size and configuration, including the approximately 4,255 square-foot main floor and 3,230 square-foot basement. Minor adjustments to interior spaces would be provided as required for handicapped clearances and to accommodate a handicapped lift in order to bring the church into complete ADA compliance. Interior finishes would be stripped and reinstalled as needed to allow complete mechanical, plumbing, and electrical systems upgrades. Where applicable, building elements such as access and egress components would be upgraded for complete building code compliance. The rehabilitated church would be fully sprinklered.

It is assumed that the Preservation Alternative design for St. Peter's Church would comply with the *Secretary of the Interior's Standards for Rehabilitation* and that the project sponsor would take advantage of the provisions of the State Historical Building Code which allows a certain degree of flexibility in terms of meeting other life-safety code requirements while retaining the majority of the building's significant, character-defining features. Under this alternative, the Rectory and Parish Hall would remain in their current condition and use, with no planned physical alterations.

Impacts

The Preservation Alternative would reduce the project impacts to historic architectural resources to a less than significant level. This alternative would preserve the 1913 Gothic style St. Peter's Church which appears eligible for the National Register and is an historic resource for CEQA purposes. This alternative would rehabilitate the building to improve its seismic characteristics while retaining the building's significant, exterior and interior character-defining features. In addition, the building would undergo other

improvements for compliance with the California Building Code, such as accessibility and life/safety systems, all of which would ensure long-term preservation of this historic structure. Finally, compliance with the *Secretary of the Interior's Standards for Rehabilitation* would ensure that the proposed seismic restoration design would retain as many significant, character-defining features as possible. As a building which is eligible for listing in the National Register, this alternative would be required to receive a Certificate of Appropriateness from the San Francisco Landmarks Preservation Advisory Board (LPAB) prior to construction, which would further ensure compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

With regard to land use, plans, and policies, the Preservation Alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. The only change in use under this alternative would be the relocation of worship services from Collins Hall in the basement level of the building into the nave on the ground floor level. This activity would not increase the overall use of the building as the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. The Preservation Alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, the Preservation Alternative would be nearly identical to existing conditions with respect to on and off-site views. The building would appear as it does currently because nearly all the physical alterations proposed under this alternative would occur on the interior of the building or below the ground. The Rectory and Parish Hall would also remain unchanged, and therefore would be identical to existing visual conditions. The Preservation Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the renovated church under this alternative would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church are not expected to change. The use and size of the Rectory and Parish Hall would also remain unaltered, and therefore would have no appreciable effect on traffic or parking. The Preservation Alternative would have no significant impacts traffic or parking impacts.

Construction-related impacts of the Preservation Alternative would be reduced when compared to the proposed project, but would not avoid them altogether. This is because this alternative would also generate some construction-related air quality impacts, potential public and worker exposure to hazardous soils or building materials, and potential accidental damage to potentially significant archaeological resources due to subsurface excavation for the foundation improvements and/or chemical grouting. These effects would be lessened because this Alternative would not include demolition and new construction at the project site. Similar to the proposed project, the Preservation Alternative would require mitigation for these potentially significant impacts, including Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ-1. As with the proposed project, implementation of these mitigation measures would reduce construction effects to a less than significant level. Mitigation Measures HR-1 through HR-3 would not be required because there would be no significant impacts to historic resources under this alternative.

3. Partial Preservation/Seismic Upgrade Alternative

Description

The proposed renovation/seismic upgrade alternative would preserve and reinforce only the existing west street-facing and south courtyard-facing exterior church walls, including the main entry portico. Similar to the Preservation Alternative, damaged and worn portions of the exterior brick and stone work on these existing walls would be repaired/repointed under this alternative, and exterior stained-glass windows would be reinstalled. All other glazing systems would be upgraded to comply with energy code requirements. This alternative would reconstruct the north-facing wall of the church, the roof, and floor system. Sub-grade waterproofing would be provided at all new and existing foundation and retaining wall systems. The remaining portions of the church, including the choir room and altar within the nave, library, organ loft, and offices, would be demolished, however, along with the Rectory and Parish Hall. The proposed new church would include a full basement containing Collins Hall directly beneath the one-story nave, totaling approximately 4,025 gross square feet (gsf) of church-related uses on the site. The street front setback and massing of the existing church would be maintained. The front portion of the site below the existing nave and main entry would require additional excavation for the proposed basement level. Seismic retrofit work for the exterior masonry walls to be retained and restored would include shoring, strengthening and reinforcing of façade elements including foundations and support structure through the addition of concrete, FRP (fiber reinforced polymers) and steel components. Conventional construction techniques would be employed throughout for the new construction portions of the project. Chemical grouting would be required to mitigate loose sand conditions that are prevalent on the site. Shallow spread footings and concrete retaining walls would support the street level floor. The remainder of the structure would be conventional platform framing with heavy timber and steel components. New exterior finishes would include plaster and composite shingles. No parking spaces for the church would be provided.

This alternative would also construct a new L-shaped, 3-story, 20-unit affordable housing project on the site of the demolished structures. The new affordable housing project would be designed in a contemporary architectural style similar to the proposed project, but in a revised L-shaped layout. One parking space would be included in this alternative, similar to the proposed project. The street-facing elevation of the proposed housing component would have a height, width, and front setback similar to the existing Rectory.

Impacts

The Partial Preservation/Seismic Upgrade Alternative would only retain two of the original walls of the 1913 Gothic style St. Peter's Church, while demolishing all remaining portions of the building. This alternative would retain the appearance of the existing church from 29th Avenue, but would be considered a defacto demolition, as it would eliminate nearly all character-defining features of the existing church, including the remainder of its brick walls, slate roof, and internal architectural features. While this alternative would somewhat lessen the impacts of the proposed project on historic architectural resources, it would not comply with the *Secretary of the Interior's Standards for Rehabilitation* because it would demolish the vast majority of the building including most of its character defining features. Similar to the proposed project, this alternative would have a significant impact on historic resources, and would not

reduce impacts of the proposed project to a less than significant level. Although Mitigation Measures HR-1 through HR-3 would also apply to this alternative, impacts to historic resources would remain significant and unavoidable.

With regard to land use, plans, and policies, this alternative would be compatible with existing residential and institutional land uses in the area. Under this alternative supportive housing would be introduced on the project site, replacing the existing Rectory, Parish Hall, and rear portions of the existing St. Peter's Church. The increased residential density resulting from this project alternative would also require that the project sponsor seek rezoning for the project site from RH-2 to RM-1. However, similar to the proposed project, these residential uses would be compatible with the existing residential character of the neighborhood. Although the size of the church under this alternative would be smaller than under existing conditions, the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. This alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, this alternative would be similar to existing conditions with respect to on and off-site views of the church because it would retain the west (street) and south-facing elevations of the existing St. Peter's Church. Off-site views of the three-story Rectory would be replaced with views of the new supportive housing project, which would have a height, width, and setback similar to this existing building. The Partial Preservation/Seismic Upgrade Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the church would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church would not change. The proposed supportive housing on the project site would have traffic and parking impacts similar to those of the proposed project because it would have the same number of units in a building that is similar in size (although in a different layout). Similar to the proposed project, this alternative would have no significant impacts related to traffic or parking.

Construction-related impacts of this alternative would be slightly greater than the proposed project, as it would demolish nearly all structures on the project site (except for the west street-facing and south courtyard-facing walls of the church) and replace them with new construction. This alternative would also require some additional excavation beneath the existing nave for the construction of an expanded basement level in this location, and for construction of the supportive housing project adjacent to it, requiring additional removal of soils from the site. Based upon the letter report regarding the archeological survey and monitoring of geo-tech coring at the project site, this alternative would likely not result in additional potential impacts to significant archeological resources as a result of the increased excavation. The resulting impacts would be similar to those of the proposed project. In addition, this alternative would generate some construction-related air quality impacts and potential public and worker exposure to hazardous soils or building materials, which would be similar to the potential impacts resulting from the proposed project. Therefore, the Partial Preservation/Seismic Upgrade Alternative would require mitigation for the above described potentially significant impacts, including Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ- 3 similar to the proposed project. As with the proposed project, implementation of these mitigation measures would reduce construction-related effects to a less than significant level.

4. Two-Story Church Reconstruction Alternative

The project sponsors also considered demolishing the existing Church, Rectory, and Parish Hall to construct a new, two-story church on a smaller footprint in the location of the existing St. Peter's Church, as well as construction of a new L-shaped, three-story affordable housing project on the site of the demolished Rectory, Parish Hall, and rear portion of St. Peter's Church. The new two-story church would be reconstructed on the site of the existing St. Peter's Church, and would include a full basement containing Collins Hall, and a nave on the ground floor with a lower ceiling to accommodate the Sexton's apartment on the third level. The new church would be constructed within the existing 40-foot height limit, would include approximately 4,025 gsf, but would not include any parking spaces. Similar to the Partial Preservation/Seismic Upgrade Alternative, the street front setback and massing of the existing church would be maintained under this alternative. This alternative would employ an end-gable on the street-facing elevation, reuse the Gothic arched stained glass windows with stone trim on the west street-facing and south courtyard facing elevations, reconstruct the corner buttresses, and use a brick veneer throughout. The front portion of the site below the existing nave and main entry would require additional excavation for the proposed basement level. Conventional construction techniques would be employed throughout. Chemical grouting would be required to mitigate loose sand conditions that are prevalent on the site. Shallow spread footings and concrete retaining walls would support the ground level floor. The remainder of the structure would be conventional platform framing with heavy timber and steel components. Exterior finishes will include plaster, brick veneer, and composite shingles. No parking spaces for the church would be provided.

Similar to the Partial Preservation/Seismic Upgrade Alternative, this alternative would also construct a new L-shaped, three-story, 20-unit affordable housing project on the site of the demolished structures. The new affordable housing project would be designed in a contemporary architectural style similar to the proposed project, but in a revised L-shaped layout. One parking space would be included in this alternative, similar to the proposed project. The street-facing elevation of the proposed housing component would have a height, width, and front setback similar to the existing Rectory.

Impacts

The Two-Story Church Reconstruction Alternative would demolish all structures on the project site, and reconstruct a new church on a portion of the site where the existing, 1913 Gothic style St. Peter's Church is located. This alternative would employ an end-gable on the street-facing elevation, reuse the Gothic arched stained glass windows with stone trim on the west street-facing and south courtyard facing elevations, reconstruct the corner buttresses, and use a brick veneer throughout. While this alternative would mimic the appearance of the existing church from 29th Avenue and reuse some original features such as the Gothic style stained glass windows and gable-end forms, it would be a demolition. While this alternative may somewhat lessen the impacts of the proposed project on historic architectural resources, it would not comply with the *Secretary of the Interior's Standards for Rehabilitation* because it would demolish the vast majority of the building including most of its character defining features. Similar to the proposed project, this alternative would have a significant impact on historic resources, and would not reduce impacts of the proposed project to a less than significant level. Although Mitigation Measures HR-1 through HR-3 would also apply to this alternative, impacts to historic resources would remain significant and unavoidable.

With regard to land use, plans, and policies, this alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. Under this alternative, supportive housing would be introduced on the project site and would replace the existing Rectory, Parish Hall, and rear portions of the existing St. Peter's Church. The increased residential density resulting from this project alternative would also require that the project sponsor seek rezoning for the project site from RH-2 to RM-1. However, similar to the proposed project, these residential uses would be compatible with the existing residential character of the neighborhood. Although the size of the church under this alternative would be smaller than under existing conditions, the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. This alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, this alternative would be generally similar to existing conditions with respect to on and off-site views of the church because it would reconstruct the west (street) and south-facing elevations of the existing church using some of the original features such as the Gothic-style stained glass windows within an end-gable form. The church would be taller than the existing structure by about 10 feet, in order to accommodate a second story (yet remain within the existing 40-foot height limit of the neighborhood). Off-site views of the three-story Rectory would be replaced with views of the new supportive housing project, which would have a height, width, and setback similar to this existing building. The Two-Story Church Reconstruction Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the church would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church would not change. The proposed supportive housing on the project site would have traffic or parking impacts similar to those of the proposed project. This alternative would also have no significant impacts related to traffic or parking, similar to the proposed project.

The construction-related impacts of this alternative would be greater than the proposed project because all structures on the project site would be demolished and replaced with new construction. This alternative would also require additional excavation beneath the existing nave for the construction of an expanded basement level in this location, and for construction of the supportive housing project adjacent to it, requiring additional removal of soils from the site. Based upon the letter report regarding the archeological survey and monitoring of geo-tech coring at the project site, this alternative would likely not result in additional potential impacts to significant archeological resources as a result of the increased excavation. The results would be similar to those of the proposed project. In addition, this alternative would generate some construction-related air quality impacts and potential public and worker exposure to hazardous soils or building materials similar to the proposed project. The Two-Story Church Reconstruction Alternative would require mitigation for these potentially significant impacts, including Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ-1 similar to the proposed project. Implementation of these mitigation measures would reduce construction effects to a less than significant level.

CHAPTER II

Project Description

A. Project Overview

The project sponsors, St. Peter's Church and the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA), have entered into a joint development agreement. HSA would provide development services for a proposed housing project at 420-430 29th Avenue in San Francisco's Outer Richmond District, including predevelopment and construction management, and obtaining City and County of San Francisco (City) entitlements. The project would use a variety of public and private financing, including loans from the San Francisco Mayor's Office of Housing and funds from the U.S. Department of Housing and Urban Development Section 811 program: Supportive Housing for People with Disabilities. A 501(c)3 nonprofit organization would be formed to serve as a single-entity owner of the development, with board members appointed by both St. Peter's Church and HSA. St. Peter's would retain ownership of the land and would enter into a long-term ground lease with the new nonprofit entity as lessee.

The proposed project involves the demolition of an existing unreinforced masonry building (UMB), St. Peter's Episcopal Church ("St. Peter's"), built in 1913; renovation of two existing buildings (the Parish Hall and Rectory); and construction of a new 20-unit housing development (19 residential units for developmentally disabled adults and one unit for an onsite resident manager) on St. Peter's property located at 420-430 29th Avenue ("project site").

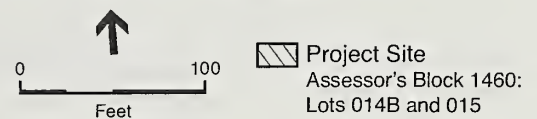
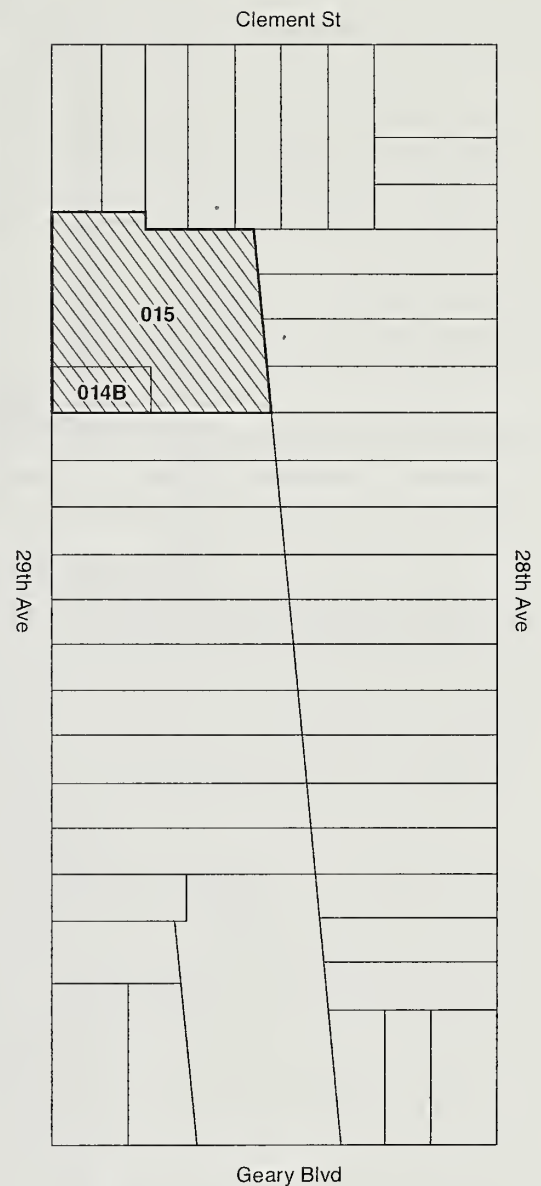
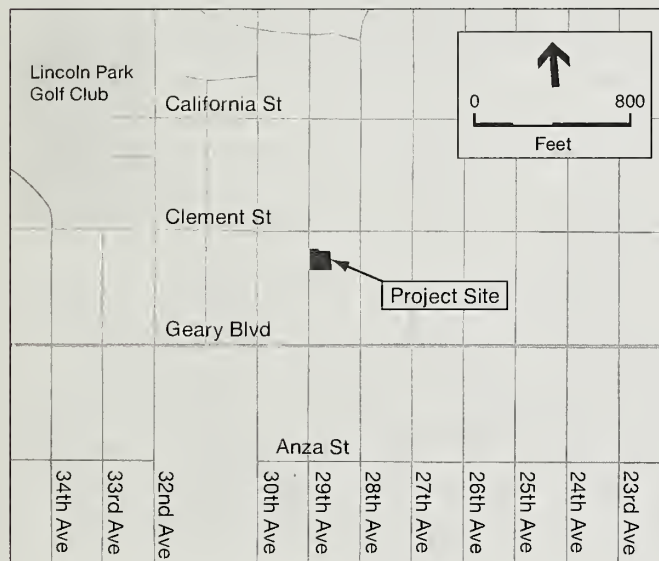
Existing Conditions

The irregularly-shaped, 11,780-square-foot (0.27 acre) project site consists of two lots (Assessor's Block 1460, Lots 014B and 015) located on the block bounded by Clement Street to the north, Geary Boulevard to the south, 29th Avenue to the west and 28th Avenue to the east in San Francisco's Outer Richmond neighborhood. The project lots have a combined 110-linear-foot frontage on 29th Avenue and a depth of about 117 feet. Twenty-ninth Avenue is a 60-foot-wide, north-south street that intersects Clement Street to the site's north and Geary Boulevard to the south of the project block (see Figure 1, Project Location Map). The project site is located in an RH-2 Zoning District (Residential House, Two-Family) and a 40-X Height and Bulk District.

St. Peter's Episcopal Church was founded in 1867. After its former sanctuary in downtown San Francisco was destroyed by the 1906 earthquake and fire, the congregation constructed the brick church at its present location on the project site in 1913. St. Peter's Episcopal Church conducts two weekly worship services for members and non-members of its congregation on Sunday mornings between the hours of

Figure 1
Project Location

SOURCE: ESA



8 am and 12 pm. Upwards of 12 parishioners attend the 8 am service and about 35 parishioners attend the 10 am service, for a total attendance of about 47 parishioners on a typical Sunday, with attendance generally greater during holiday services such as Christmas and Easter. At present, one staff member is on site on an average day.

The Little People International Preschool and Kindergarten, a for-profit school, operates out of the former Parish Hall and has an average daily attendance of about 30 children, with an onsite staff of about seven teachers and aides (no replacement preschool/kindergarten use is proposed as part of the project). Opportunity Unlimited, a pre-vocational and vocational program for people with developmental disabilities, operates out of Collins Hall in the basement level and east wing of the church building on the project site. A staff of approximately 12 teachers serves about 56 adult clients daily on the project site.

The existing 7,485-square-foot (sf) church, constructed in 1913 in a Gothic Revival style³, would be demolished as part of the proposed project. The interiors of the former 4,040 sf Parish Hall and the currently vacant 2,740 sf former Rectory would be renovated as part of the proposed project.

Spatially, the existing “L-shaped” church and two accessory buildings surround a courtyard that provides open space at the property’s center. The sanctuary is set back about 10 feet from the sidewalk along 29th Avenue, with the open area used as a planting strip (see Figure 2, Existing Site Plan).

The roughly 30-foot-tall church is an unreinforced masonry building with ground-level sanctuary, offices, and an assembly area at the basement level. Its sanctuary (or nave, the central area of the church), facing 29th Avenue, is currently used for storage due to structural damage that the church sustained in the 1989 Loma Prieta earthquake. The church’s eastern wing, perpendicular to the sanctuary, contains offices and a library. The church basement consists of a kitchen, restrooms, a mechanical room, and Collins Hall (an assembly area where worship services are held on Sundays). On weekdays, Collins Hall is rented to Opportunity Unlimited, a day program for young adults with developmental disabilities.

In 1993, the San Francisco adopted the Unreinforced Masonry Building (UMB) Seismic Retrofit Program to reduce earthquake-related life safety hazards associated with the approximately 2,000 UMBs in San Francisco.⁴ The church is subject to the UMB Ordinance, which requires that these buildings be seismically strengthened or demolished by a deadline that is based on the “risk level” assigned to each building. The church has been given a rating of Risk Level IV, which generally applies to buildings that are located in outlying areas (i.e., not in the Downtown or South of Market Areas) with masonry bearing walls. Risk Level IV buildings were required to have seismic upgrades or demolitions completed by February 2006.

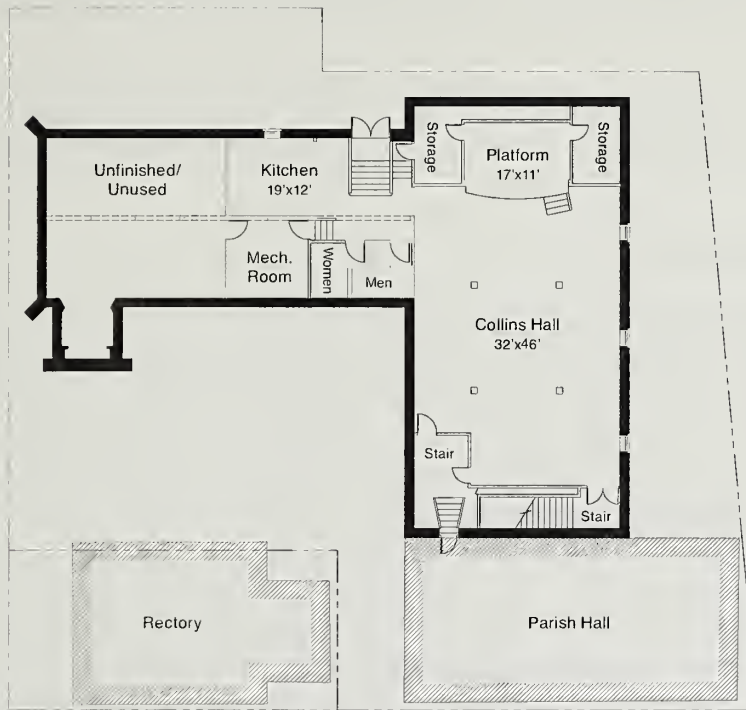
The Department of Building Inspection (DBI) recorded a Notice of Seismic Building Hazard against the subject property in January 1995. In March 2005, DBI issued and recorded an Abatement Order that required St. Peter’s to obtain a permit within 30 days to undertake the requisite seismic upgrade work or

³ Gothic Revival was an architectural movement that originated in mid-18th century England. In the 19th century, neo-Gothic styles sought to revive medieval forms (e.g., pointed arches, ribbed walls, flying buttresses) in contrast to the Greco/Roman classical styles prevalent at the time (e.g., symmetry, triangular pediment, domed roof). The movement had substantial influence in the United Kingdom, Europe and North America throughout the early- to mid-20th century, typically represented in church and collegiate buildings.

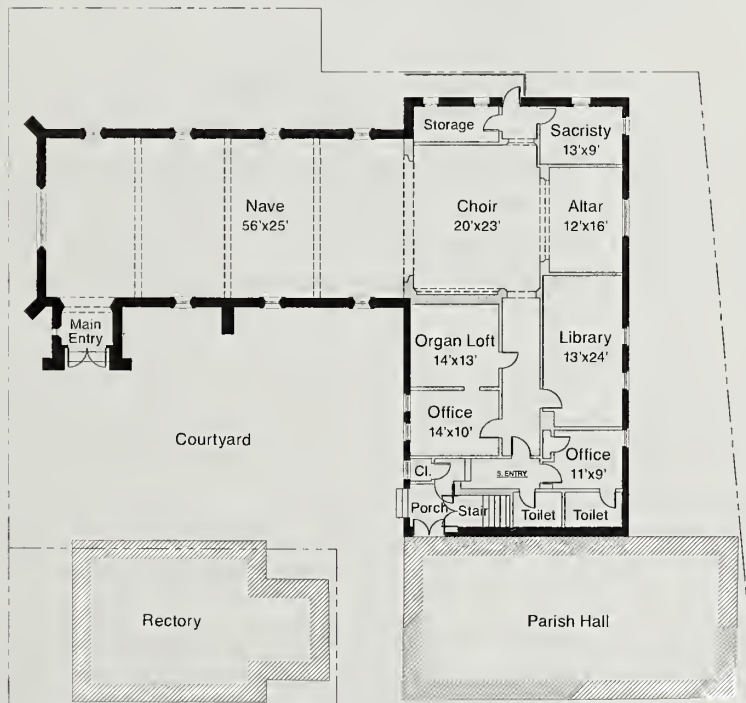
⁴ San Francisco Building Code, Chapters 16B-C.

Figure 2
Existing Site Plan

SOURCE: K2A Architecture + Interiors, 2007

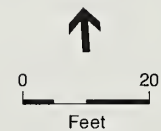


Basement Level Floor Plan



Street Level Floor Plan

Property Lines



to demolish the building. In 2006, having exhausted administrative efforts to seek compliance with the ordinance, DBI referred the property to the City Attorney's office for enforcement and possible litigation.

To date the work has not been completed; the proposed project is partially a response to the Abatement Order. Until the identified hazard on the project site is either abated through seismic upgrades outlined in the UMB Ordinance or through demolition of the unreinforced masonry building, the property owner is considered to be in violation of the UMB Ordinance.

Project Characteristics

The proposed project would demolish the unreinforced masonry St. Peter's Church built in 1913, construct a new 20-unit housing development (19 residential units for developmentally disabled adults, and one unit for an onsite resident manager) on the Church site, and renovate two existing buildings (the former Parish Hall and Rectory), all of which are located at 420-430 29th Avenue. The proposed project would include a lot line adjustment to reconfigure the two lots such that the Parish Hall and Rectory would be on one lot and the housing development would be on the other. The new lot for the Parish Hall and Rectory would require approval of a variance from rear yard requirements as well as for a non-conforming structure by the Zoning Administrator. In addition, because the proposed project would not conform to the *Planning Code* standards and requirements for the RH-2 zoning district in which the subject property is located, project sponsor would seek the rezoning of the subject property from a RH-2 Zoning District (Residential House, Two-Family) to a RM-1 (Residential, Mixed, Low Density) Zoning District to accommodate the increased residential density. As part of the rezoning process, the *Planning Code* zoning map amendment would require recommendation of the zoning map amendment from the Planning Commission and approval by the Board of Supervisors. Figures 3 through 8 show the proposed site plan and elevations.

As illustrated on the proposed site plan (see Figure 3) the existing church would be demolished and the 20-unit housing development would be constructed in its place. The footprint of the housing development would be substantially larger than the existing church footprint, and would eliminate most of the existing open courtyard (1,900 sf). A new entry courtyard (480 sf) and rear courtyard (900 sf) would replace the existing open space, providing 1,380 sf of open space, exceeding the required 1,330 sf. The proposed housing development would have a five-foot setback from the sidewalk along 29th Avenue.

The 20-unit housing development would be in a three-story-over-partial-basement building 28 feet tall to the roofline, plus a 9 foot-tall mechanical penthouse for a total of 37 feet in height. The proposed building would be a total of 16,915 gross-square-feet, which includes building circulation, office spaces, residential units, common areas and garage space, but does not include the total open space gross-square-footage. The residential building would include 14 studio units, four one-bedroom units, and two two-bedroom units, including one two-bedroom unit for the resident manager, for a total of 20 units. These units would be constructed on the ground, second, and third floors and range in size from 475 sf to 822 sf.

A recessed pedestrian entry would be located on the southern end of the residential building. The ground floor uses would include two offices for the property manager and supportive services coordinator, a common area with a community room and kitchenette, a laundry room for residents' use, restrooms for staff, and one parking space sized for a van with wheelchair/disabled access. An elevator shaft would service the basement, first, second and third floors.

Figure 3
Site Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver, Architecture, 2007

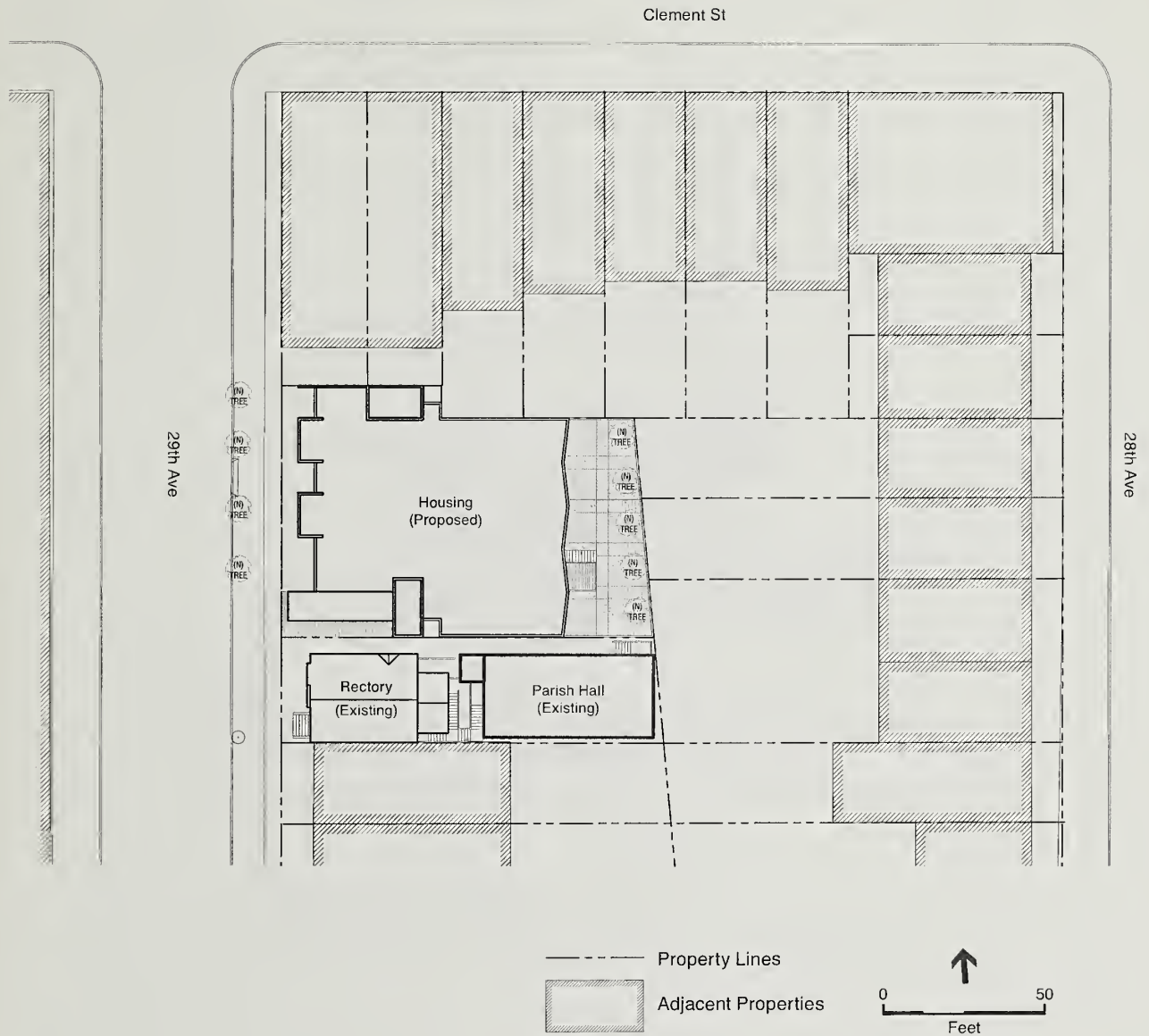
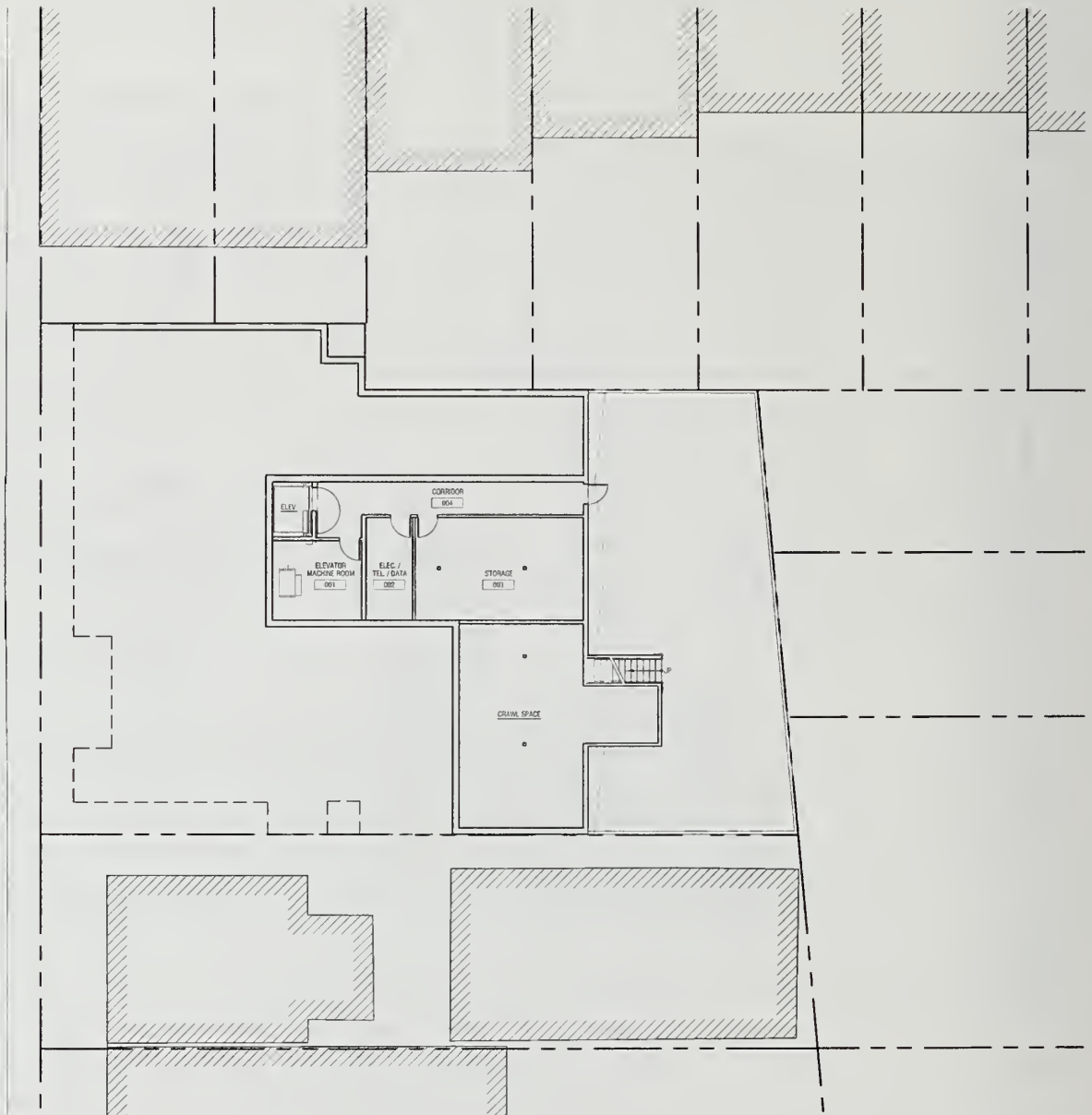


Figure 4
Basement Floor Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2008



SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2008

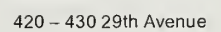
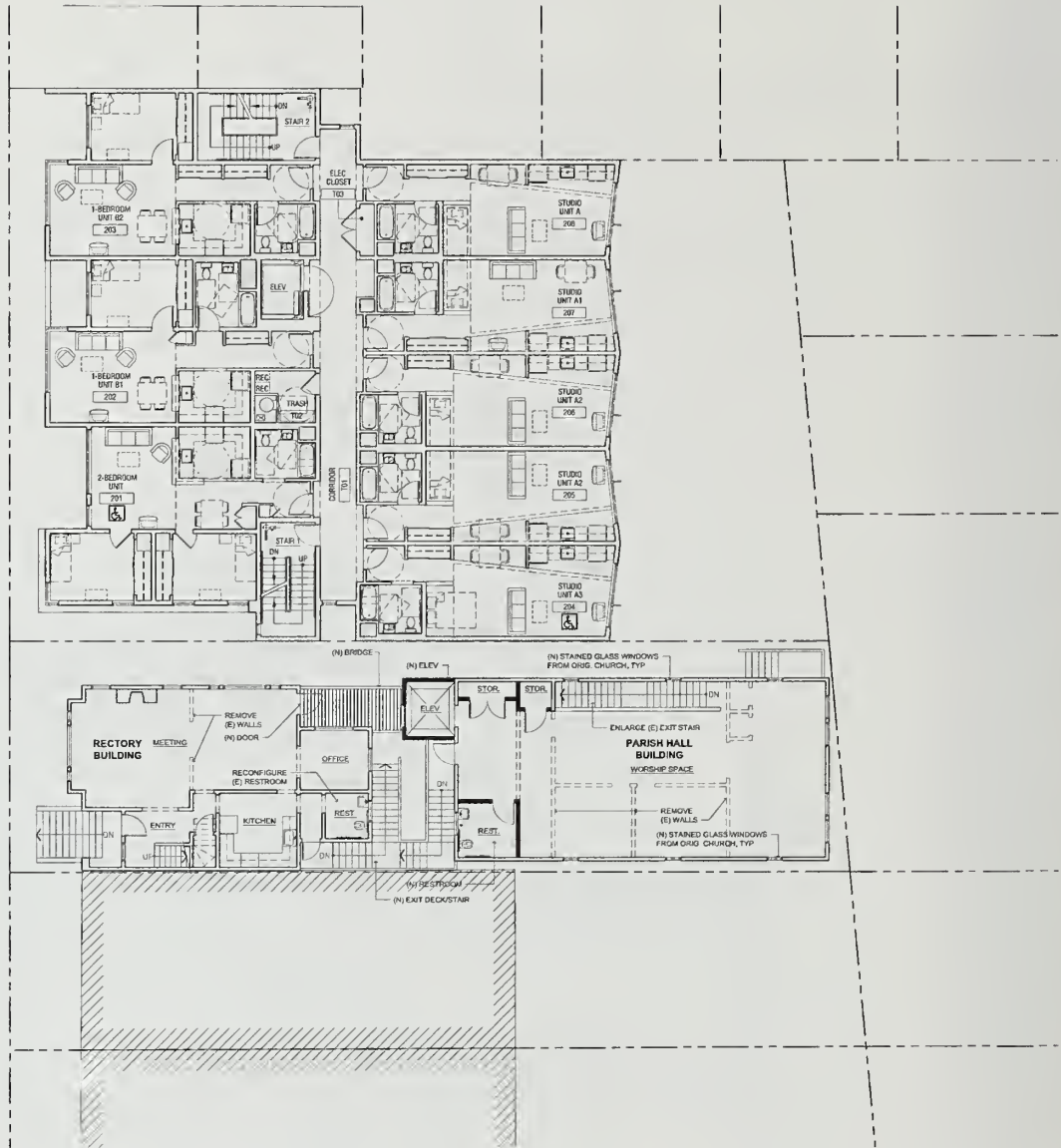


Figure 6 Second Floor Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2008



— (N) Exterior or Interior
Walls, Foundations,
and Structural Columns
- - - (E) Interior Walls to be
Demolished



Figure 7
Third Floor Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2008

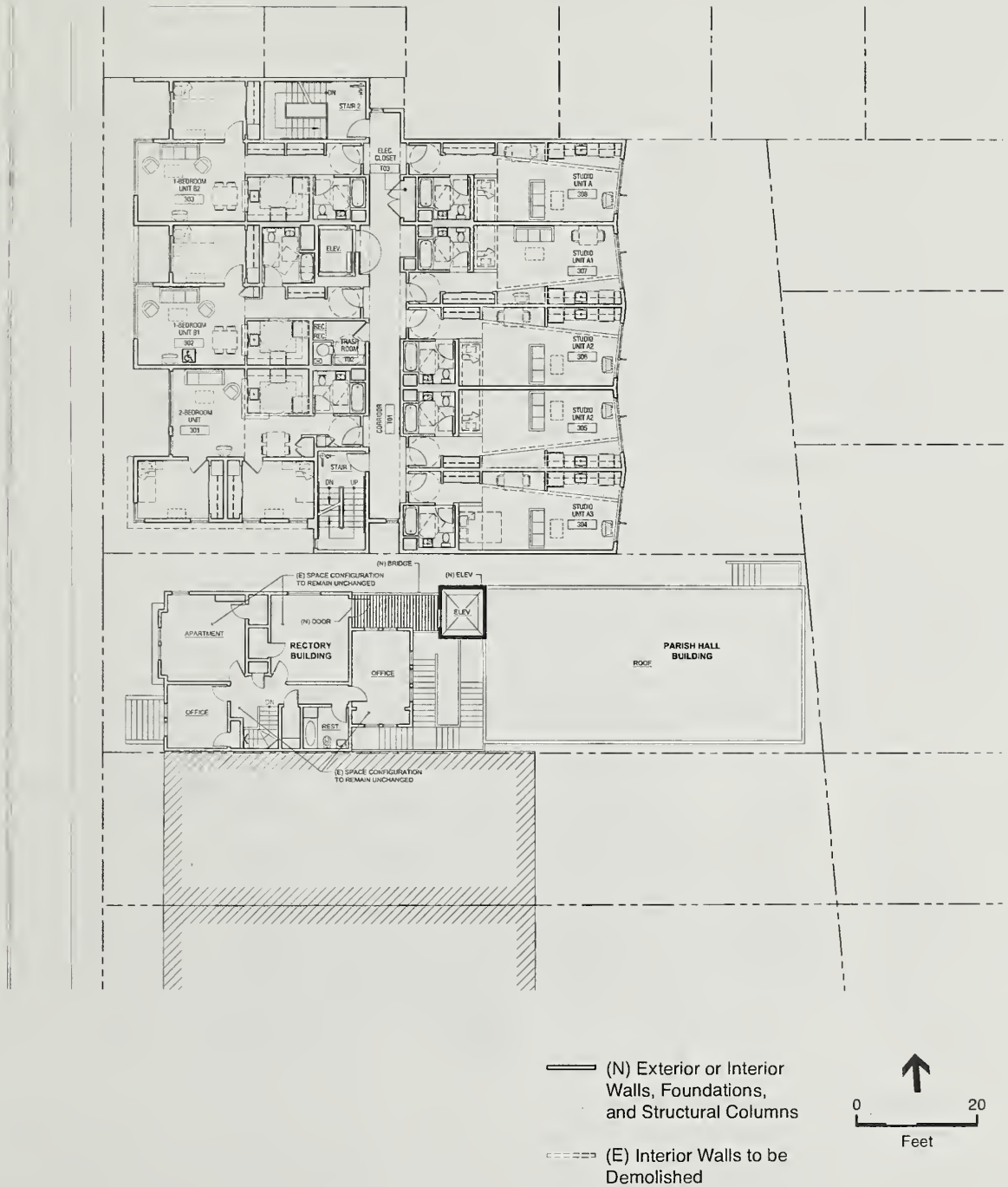


Figure 8 Elevations

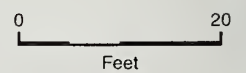
SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2007



29th Avenue Elevation



Rear Yard Elevation



The Parish Hall and the Rectory would be renovated generally within the same footprint as the existing buildings. The Parish Hall renovations would include an ADA accessible ramp along the northwest front entrance and an elevator for accessing the first and second floors. The elevator would be used to serve both the Parish Hall and the Rectory. Additional renovations to the first floor of the Parish Hall would include a new kitchen, two restrooms, and an open multipurpose room. This multipurpose room would be approximately 1,300 sf and would provide occupancy for up to 60 people. The multipurpose room would be used as space for church programs during the week. Existing partition walls on the second floor would be removed to create a new sanctuary and open worship space that could accommodate up to one-hundred people. Stained-glass windows from the existing St. Peter's Church would be salvaged and fitted for the new window openings on the second floor wherever possible. This floor would also include a restroom. A new flat roof (possibly including skylights) would be installed on the Parish Hall. The existing basement would be used for storage and mechanical use. No parking would be provided in the Parish Hall.

The Rectory ground floor would remain a garage, providing two tandem parking spaces. The Rectory would share a new elevator with the Parish Hall. Two walls on the second floor would be removed between the existing living room and dining room to provide an open meeting space for up to 30 people. This meeting space would be available for church programs, yoga classes, and small worship groups. Other rooms on the second floor include a sunroom, office and kitchen. A portion of the third floor would be retained for residential use, as an apartment for the resident sexton. Renovations on the third floor include a door leading to a bridge connecting the Rectory to the proposed elevator between the two buildings. The other two rooms on this floor would be used as offices.

The housing component of the proposed project would require excavation of up to 1,800 cubic yards (cu. yd.) of soil. The deepest point of excavation would be 14 feet below the sidewalk level, beneath the elevator shaft. The residential structure would employ a shallow concrete pad and strip footings, requiring excavation to 18 inches below ground surface (bgs). No excavation would be required for the renovations of the Parish Hall or Rectory. Conventional spread footings are proposed to support the new free-standing elevator. Project construction is expected to take approximately 13 months, with occupancy planned for 2010. Soil excavation and grading activities, specifically, are anticipated to take three weeks.

B. Project Setting

The project site is located at 420-430 29th Avenue in San Francisco's Outer Richmond District. The subject property fronts on 29th Avenue between Clement Street to the north and Geary Boulevard to the south. Within the Richmond District, 29th Avenue is a local, two-lane street running in a north-south direction, from Fulton Street to the south to McLaren Avenue to the north. Clement Street is a main, two-way, east-west street with one lane in each direction and parking on both sides of the street. Geary Boulevard is a major east-west arterial and transit preferential street, with two lanes in each direction as well as street parking.

The approximately 11,780-square-foot subject property is located in an RH-2 (Residential House, Two-Family) Zoning District. The project block contains primarily single and multi-family residential uses, consistent with the area's zoning. Residential uses are within multi-level buildings, generally two- to four-stories in height. The area's architectural character is also mixed, with many buildings representing Edwardian, Spanish Revival, Moderne, and contemporary styles typical of early to mid-twentieth century

residential development in the Outer Richmond. The typical development pattern on the project block and its vicinity is characterized by two- to three-story, single and multi-family residential buildings built to the sidewalk edge along the north-south streets, and three- to four-story, mixed-use buildings (primarily ground floor commercial uses with residential units on floors above) lining the east-west neighborhood commercial streets such as on Geary Boulevard and Clement Street. Where there are ground floor retail uses on Geary and Clement, these generally include casual or takeout restaurants, bars and taverns, grocery stores and convenience retail, as well as personal service uses. Presidio Middle School encompasses the entire block to the west of the project site, opposite 29th Avenue.

Nearby zoning districts include RM-2 (Residential, Mixed, Moderate Density) to the south; NC-3 (Moderate Scale Neighborhood Commercial District) to the southeast along Geary Boulevard; RM-1 (Residential, Mixed, Low Density) directly north of the project site, along Clement Street; and a P (Public Use) Zoning District to the west encompassing in its entirety the Presidio Middle School. The subject property is within a 40-X Height and Bulk District. The entirety of the Richmond District, west of Park Presidio Boulevard to Ocean Beach, is also within the 40-X Height and Bulk District.

Open space and recreation facilities in the vicinity of the project site include the blacktop play area (tennis and basketball courts) across the street from the subject property at the Presidio Middle School, the Dupont Tennis Courts about a block-and-a-half northwest of the project site, and Lincoln Park, located about one-quarter mile northwest of the project site. Lincoln Park, within the Golden Gate National Recreation Area, contains about 100 acres of open space, a golf course, and the Legion of Honor Museum.

C. Project Sponsor's Objectives

The project sponsor's objectives for the proposed project include the following:

1. Satisfy the requirements of San Francisco's Unreinforced Masonry Building (UMB) ordinance by providing a structure which complies with current building, life-safety, accessibility, and seismic code requirements.
2. Directly address the need for housing within San Francisco for people with very low incomes and developmental disabilities by developing the maximum number of very low-income affordable, supportive housing for people with special needs, while being consistent with RM-1 (Residential, Mixed, Low-Density) district zoning, the existing height/bulk controls, and with Section 209.1(m) of the *Planning Code*.⁵
3. Complete this supportive affordable housing development for persons with developmental disabilities in a financially responsible manner, consistent with available financial resources of the City and County of San Francisco, the California Department of Housing and Community Development, and the United States Department of Housing and Urban Development.
4. Ensure that each unit of housing and all housing facilities are fully adaptable to and useable by people with disabilities.

⁵ Section 209.1(m) of the *Planning Code* (Uses permitted in Residential Districts) allows increased "dwelling unit density for dwellings specifically designed for and occupied by seniors or physically handicapped persons."

5. Integrate “green” building elements into the supportive affordable housing development in order to maximize the overall sustainability of the building and to maximize the quality of life of residents.
6. Construct a worship space and accessory church spaces in a manner that is financially feasible given the existing financial resources of the Rector, Wardens, and Vestry of Saint Peter’s Episcopal Church.

D. Approvals Required

The public comment period for this Draft EIR begins May 31, 2008 and extends until 5 pm on July 15, 2008, as noted on the cover of this report, and includes a public hearing before the Planning Commission on the Draft EIR on July 10, 2008. Following the public comment period, responses to written and oral comments will be prepared and published in a Comments and Responses document. This Draft EIR, together with the Comments and Responses document, will be considered by the Planning Commission, in an advertised public meeting, and then certified, if deemed completed in compliance with CEQA, as a Final EIR.

The *San Francisco General Plan (General Plan)*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. *General Plan* objectives and policies relevant to the proposed project are discussed in Chapter III.A, Land Use, Plans and Policies, page 41. The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the project.

The *San Francisco Planning Code (Planning Code)* implements the *General Plan*, and governs permitted uses, densities and configuration of buildings within San Francisco. The *Planning Code* incorporates by reference the City Zoning Maps. Permits to construct new buildings or to alter or demolish existing ones may not be issued unless the proposed project conforms to the *Planning Code* or an exception is granted pursuant to provisions of the *Planning Code*. The proposed project does not conform to the *Planning Code*, and as such would require the following exceptions and approvals:

- 1) Recommendation by the Planning Commission for a *Planning Code* zoning map amendment and approval by the Board of Supervisors to rezone the subject property from an RH-2 Zoning District to an RM-1 Zoning District to allow for the residential density proposed by the proposed project;
- 2) A Conditional Use Authorization by the Planning Commission for operation of a religious institution in a residential zoning district, per *Planning Code* Section 209.3(j);
- 3) A rear yard variance per *Planning Code* Section 134(2)(c) which provides a modification or waiver of the rear yard requirements in an RM-1 zoning district;
- 4) A variance from *Planning Code* Section 151, for providing only one off-street parking space when the *Planning Code* requires a total of four independently accessible off-street parking spaces;
- 5) A variance for a non-complying structure per *Planning Code* Section 180, which would result from the lot line adjustment for the Parish Hall and Rectory lot.
- 6) Department of Building Inspection demolition and building permits;

- 7) Department of Public Works streets and sidewalk permit for work within the public right-of-way (planting of street trees); and
- 8) Department of Parking and Traffic approval for proposed curb modifications.

E. Plans and Policies

This section discusses applicable plans and policies adopted for the project area, including land use and development policies embodied in the *San Francisco General Plan (General Plan)* and the *San Francisco Planning Code (Planning Code)*.

San Francisco General Plan

The *San Francisco General Plan* contains 10 elements (Commerce and Industry, Recreation and Open Space, Residence, Community Facilities, Urban Design, Environmental Protection, Transportation, Air Quality, Community Safety, and Arts) that provide goals, policies, and objectives for the physical development of the city. In addition, the *General Plan* includes area plans that outline goals and objectives for specific geographic planning areas.

Housing Element

The San Francisco Planning Commission adopted an updated Housing Element of the *General Plan* in May 2004. The San Francisco Board of Supervisors approved the Housing Element in September 2004, and the state Department of Housing and Community Development certified the Element in October 2004. In June 2007, however, the First District Court of Appeals ruled that the updated Housing Element should have been addressed in an EIR. Therefore, this EIR refers to relevant policies of both the 2004 Housing Element and the 1990 Resident Element (the previous version).

The 2004 Housing Element of the *General Plan* “sets forth objectives, policies and implementing programs to address the critical housing needs of the City. The 2004 Element addresses the City’s goals “of achieving decent, suitable, and affordable housing for current and future San Franciscans.” The City intends to address the issues of housing production and affordability in part through the Citywide Action Plan (CAP), which “explores comprehensively the issue of how to meet the need for housing and jobs in ways that capitalize upon and enhance the best qualities of San Francisco as a place.”

The objectives of the 2004 Housing Element address new housing supply, housing retention, housing condition, affordability, housing choice, homelessness, density/design/quality of life, and state and regional needs. Most of the policies and objectives found in the 2004 Housing Element parallel those included in the 1990 Residence Element, as indicated below.

- Objective 1: Provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand (modified Objective I of 1990 Residence Element).
- Policy 1.1: Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood

commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhood support (modified Policy 2.2 of 1990 Residence Element).

- Policy 1.4 Locate in-fill housing on appropriate sites in established residential neighborhoods.
- Objective 4: Support affordable housing production by increasing site availability and capacity (modified Objective 7 of 1990 Residence Element).
- Policy 4.1: Actively identify and pursue opportunity sites for permanently affordable housing (modified Policy 7.1 of 1990 Residence Element).
- Policy 4.2: Include affordable units in larger housing projects (modified Policy 7.2 of 1990 Residence Element).
- Policy 4.4: Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing (modified Policy 7.3 of 1990 Residence Element).
- Policy 4.6: Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production (merged Policies 7.4, 7.5, 7.6, and 7.7 of 1990 Residence Element).
- Objective 5: Increase the effectiveness and efficiency of the City's affordable housing production system (modified Objective 6 of 1990 Residence Element).
- Policy 5.1: Prioritize affordable housing projects in the planning review and approval processes, and work with the development community to devise methods of streamlining housing projects (merged Policies 6.1 and 6.3 of 1990 Residence Element).
- Policy 5.2: Support efforts of non-profit organizations and other community-based groups and expand their capacity to produce and manage affordable housing (modified Policy 6.2 of 1990 Residence Element).
- Policy 6.2: Ensure that housing developed to be affordable is kept affordable (modified Policy 9.2 of 1990 Residence Element).
- Policy 6.5: Monitor and enforce the affordability of units provided as a condition of approval of housing projects (new).
- Objective 7: Expand the financial resources available for permanently affordable housing (modified Objective 8 of 1990 Residence Element).
- Policy 7.1: Enhance existing revenue sources for permanently affordable housing (modified Policy 8.1 of 1990 Residence Element).
- Policy 7.3: Develop greater investments in and support for affordable housing programs by corporations, churches, unions, foundations, and financial institutions (modified Policy 8.4 of 1990 Residence Element).

- Policy 8.1: Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible (modified Policy 13.6 of 1990 Residence Element).
- Policy 8.6: Increase the availability of units suitable for users with supportive housing needs (modified Policy 13.3 of 1990 Residence Element).
- Objective 11: In increasing the supply of housing, pursue place making and neighborhood building principles and practices to maintain San Francisco's desirable urban fabric and enhance livability in all neighborhoods (modified Objective 12 of 1990 Residence Element).
- Policy 11.1: Use new housing development as a means to enhance neighborhood vitality and diversity (new).
- Policy 11.2: Ensure housing is provided with adequate public improvements, services, and amenities (modified Policy 12.1 of 1990 Residence Element).
- Policy 11.5: Promote the construction of well-designed housing that enhances existing neighborhood character (modified Policy 12.4 of 1990 Residence Element).
- Policy 11.7: Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units (new).
- Policy 11.8: Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character (new).
- Policy 11.9: Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood character and scale (modified Policy 2.1 of 1990 Residence Element).
- Policy 11.10: Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance (modified Policy 7.5 of 1990 Residence Element).

Commerce and Industry Element

The Commerce and Industry Element of the *General Plan* sets forth objectives and policies that address the broad range of economic activities, facilities and support systems that make up the city's employment and service base. This element focuses on economic vitality, social equity and environmental quality and, through its objectives and policies, encourages economic development that is responsive to near term needs and consistent with long range goals and values. The overarching goals of this element include managing economic growth and change to ensure enhancement of the total city environment, maintaining a sound and diverse economic base and fiscal structure, and providing expanded employment opportunities for city residents, particularly those that are unemployed.

- Policy 1.1: Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has undesirable consequences, which cannot be mitigated.
- Policy 7.2: Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

- Policy 7.3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

Urban Design Element

The Urban Design Element addresses the physical character and order of the city, and the relationship between people and their environment. As such, the element contains: a) a review and definition of essential human needs; b) an overall objective toward which both public and private efforts must be directed if the human needs are to be met and San Francisco's special characteristics are to be recognized, enhanced and conserved; c) fundamental principles, with graphic illustrations, reflecting the needs and characteristics with which the Plan is concerned, and describing the measurable and critical design relationships among parts of the environment such as open spaces, buildings, hills and streets; and d) a series of policies necessary to achieve or approach the overall objective, which acknowledge the needs and principles, and which provide a continuing guide and directive for public and private decisions pursuant to this Element.

- Objective 1: Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.
- Policy 1.2: Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.
- Policy 1.3: Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
- Policy 2.6: Respect the character of older development nearby in the design of new buildings.
- Objective 3: Moderation of major new development to complement the city pattern, the resources to be conserved, and the neighborhood environment.
- Policy 3.1: Promote harmony in the visual relationships and transitions between new and older buildings.
- Policy 3.2: Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.
- Policy 3.5: Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

A conflict between a proposed project and a *General Plan* policy does not, in itself, indicate a significant effect on the environment within the context of the California Environmental Quality Act (CEQA). Any physical environmental impacts that could result from such conflicts are analyzed in this EIR. In addition to considering inconsistencies that affect environmental issues, the Planning Commission considers other potential inconsistencies with the *General Plan*, independently of the environmental review process, as part of the decision to approve or disapprove a proposed project. Any potential conflict not identified in this environmental document would be considered in that context and would not alter the physical environmental effects of the proposed project that are analyzed in this EIR.

Planning Code (Zoning)

The *Planning Code*, which incorporates by reference the City's Zoning Maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless either the proposed project conforms to the *Planning Code*, or an exception is granted pursuant to the provisions of the *Planning Code*.

The project site is within an RH-2 (Residential House, Two-Family) use (zoning) district. Areas designated as RH districts are generally characterized by the predominance of dwelling units in forms of houses, typically with one-, two, or three units with separate entrances, and moderate building widths and heights.⁶ These districts typically have a limited range of building styles and contain primarily large units intended for family occupancy. They also contain a large amount of open space. Areas zoned specifically RH-2 contain one- and two-family houses, with the latter typically made up of two large flats, one occupied by the owner and the other available for rental. Structures within RH-2 districts are moderately sized and typically do not exceed 25 feet in width or 40 feet in height. They also contain more variation in building types as compared to other RH districts, although some streets in these districts may be quite uniform. While non-residential uses are limited within RH districts, allowances are made for group housing and institutional uses. As discussed in the Project Description, the project as proposed would not conform to the *Planning Code* standards and requirements for the RH-2 zoning district in which the subject property is located. The affordable housing component would exceed the residential density limits for an RH-2 district and would therefore require recommendation by the Planning Commission and Board of Supervisors' approval for *Planning Code* zoning map amendment to rezone the subject property from RH-2 to RM-1 (Residential, Mixed, Low Density).

RM (Residential, Mixed) districts contain a mix of residential uses in forms of houses and apartment buildings, ranging in densities and building forms.⁷ Overall the buildings are constructed within traditionally defined lot patterns and are of moderate scale. These districts also contain supporting non-residential uses. RM-1 districts in particular are comprised of low density development but also have a substantial number of apartment buildings. The buildings typically range from 25 to 35 feet in width and rarely exceed 40 feet in height. As within RH districts, RM-1 districts contain non-residential uses, such as community facilities and institutions, including religious institutions, to provide services to the area's residents. The proposed project would construct a new residential multi-story apartment building and relocate the existing church-related uses to another structure on the site. In terms of land uses, massing and scale, the proposed project would be consistent with the RM-1 land use designation to which the sponsor is seeking rezoning. The proposed project would require a Conditional Use authorization for operation of a religious institution in a residential zoning district, a variance to waive the rear yard requirement for both lots, and a variance for a non-complying structure resulting from the proposed lot line adjustment.

The project site is within a 40-X Height and Bulk District. This district allows a maximum building height of 40 feet, and because the site is level, the site has no bulk limit. The Parish Hall and Rectory would be renovated generally within the existing building envelopes. Therefore, the height of these structures is not anticipated to change, and they would be within the 40 foot limit. The proposed

⁶ San Francisco *Planning Code* Section 206.1.

⁷ San Francisco *Planning Code* Section 206.1.

residential buildings at 28 feet tall to the roofline, plus a 9 foot tall mechanical penthouse (for a total height of 37 feet), would also be within the 40-foot limit. Therefore, the proposed project would comply with the 40-X Height and Bulk District.

Planning Code Sections 150 and 151 require one off-street parking space for each residential unit proposed in an RH or RM Zoning District. The parking requirement for housing for handicapped persons is one-fifth the number of spaces typically required for residential uses. In the case of the subject property, the *Planning Code* would require four off-street parking spaces. The project's proposed one off-street parking space would therefore not satisfy the requirements of Section 151, and the project sponsor has applied for a variance to provide less parking than is required by the *Planning Code*.

The project site is not within any Special Use District (SUD) or Preservation District, although the Geary Boulevard Fast Food Restricted Use Sub-District is located about a block away from the project site. The proposed project would not conflict with any regulations set forth by any SUD or historic district designation. The existing church structure was included in the 1992 Unreinforced Masonry Survey and has been determined to be individually eligible for the National Register of Historic Places and is considered to be an historical resource (see Chapter III.B, Historic Architectural Resources, for additional information).

The proposed project is subject to the Residential Inclusionary Affordable Housing Program (*Planning Code* Sections 315 to 315.9). The Inclusionary Affordable Housing Program requires that at least 15 percent of the project's on-site units be affordable to households with annual incomes at or below the area median; alternatively, if constructed off-site, the equivalent of 20 percent of a project's units must be affordable, or an in-lieu fee equal to 20 percent of project units may be paid. The proposed project would comply with the Residential Inclusionary Affordable Housing Program requirements by providing a residential development comprised entirely of affordable units intended for adults with developmental disabilities.

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the *Planning Code* to establish eight Priority Policies. These policies are: (1) preservation and enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character; (3) preservation and enhancement of affordable housing; (4) discouragement of commuter automobiles; (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; (6) maximization of earthquake preparedness; (7) landmark and historic building preservation; and (8) protection of open space. The Priority Policies, which provide general policies and objectives to guide certain land use decisions, contain some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy. Prior to issuing a permit for any project that requires an Initial Study under CEQA, and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action that requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. In evaluating *General Plan* consistency of the project and reviewing the building permit application for the proposed project, the Planning Commission and/or Planning Department would make the necessary findings of consistency with the eight Priority Policies.

The Sustainability Plan

In 1993, the San Francisco Board of Supervisors established the Commission on San Francisco's Environment, charged with, among other things, drafting and implementing a plan for San Francisco's long-term environmental sustainability. The notion of sustainability is based on the United Nations definition that "a sustainable society meets the needs of the present without sacrificing the ability of future generations and non-human forms of life to meet their own needs." The *Sustainability Plan for the City of San Francisco* was a result of community collaboration with the intent of establishing sustainable development as a fundamental goal of municipal public policy (Department of the Environment, 1997).

The *Sustainability Plan* is divided into 15 topic areas, 10 that address specific environmental issues (air quality; biodiversity; energy, climate change and ozone depletion; food and agriculture; hazardous materials; human health; parks, open spaces, and streetscapes; solid waste; transportation; and water and wastewater), and five that are broader in scope and cover many issues (economy and economic development, environmental justice, municipal expenditures, public information and education, and risk management). Additionally, the *Sustainability Plan* contains indicators designed to create a base of objective information on local conditions and to illustrate trends toward or away from sustainability. Although the *Sustainability Plan* became official City policy in July 1997, the Board of Supervisors has not committed the City to perform all of the actions addressed in the plan. The *Sustainability Plan* serves as a blueprint, with many of its individual proposals requiring further development and public comment. Because the proposed project would be considered "in-fill development" and would be developed in an area already served by existing infrastructure and within a public transit network, it would not obviously or substantially conflict with the *Sustainability Plan*.

Other Plans

Environmental plans and policies are those, like the *Bay Area Air Quality Plan*, which directly address environmental issues and/or contain targets or standards that must be met in order to preserve or improve characteristics of the City's physical environment. The proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

Consistency with Plans and Policies

As indicated above, the proposed project, with approval of the proposed rezoning and granting of the requested variances, would be consistent with plans and policies applicable to the project site and to the proposed project. The proposed project would generally be consistent with the San Francisco General Plan and with other applicable environmental plans. Therefore, the proposed project would not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

CHAPTER III

Environmental Setting and Impacts

A. Land Use

This section presents a discussion of existing land uses and zoning at the project site and in the vicinity. This section is provided for informational purposes since, upon analysis, the proposed project was determined to have a less than significant land use impact. The proposed project would not physically divide an established community, conflict with adopted land use plans adopted for the purposes of mitigating an environmental effect, nor substantially and adversely alter the vicinity's character.

Existing Land Uses

Project Site

The approximately 11,780-square-foot (0.27 acre) project site is located at 420-430 29th Avenue in San Francisco's Outer Richmond neighborhood, between Clement and Geary Streets (see Figure 1) and consists of two lots. The subject property is occupied by three buildings: St. Peter's Church, with an attached wing that includes church offices and the day program run by Opportunity Unlimited for developmentally disabled adults within its basement level; a former Parish Hall, currently used as a preschool; and a former Rectory, which is vacant. The existing sanctuary was originally constructed in 1913, is eligible for individual listing on the *National Register of Historic Places*, and is on the City's list of unreinforced masonry buildings.⁸ The project lots have a combined 110-linear-foot frontage on 29th Avenue and a depth of about 117 feet. The L-shaped church building and two accessory buildings form a central courtyard in the center of the project site.

Project Area

The project site is located in a primarily residential area with limited amounts of moderately scaled commercial, public/institutional and open space uses in its vicinity. In the project area, residential uses exist within multi-level buildings, generally two- to four-stories in height, and also within larger multi-unit apartment buildings. As noted in the *Project Description*, the typical development pattern on the project block and within the project vicinity is characterized by single and multi-family residential buildings constructed to the sidewalk edge along the north-south streets, and multi-story mixed-use buildings lining the east-west neighborhood commercial streets such as Geary Boulevard and Clement Street.

The project site is surrounded by residential and neighborhood commercial districts of low to moderate density. Directly across 29th Avenue from the project site is Presidio Middle School, which occupies the entire block bounded by Clement Street, 29th Avenue, Geary Boulevard and 30th Avenue. The school yard provides a blacktop play area (tennis and basketball courts) for the neighborhood residents during non-school hours. George Washington High School, located approximately one block southwest of the project site, and encompassing four city blocks is sloped up from Geary Boulevard such that the actual school building is largely obscured by intervening development and the site's topography.

The project site is located within a RH-2 (Residential House, Two- Family) zoning district, typically characterized by the predominance of dwelling units, typically with one, two, or three units with separate entrances, and moderate building width and heights.⁹ Surrounding zoning districts include RM-1 (Residential, Mixed, Low Density) directly north of the project site, along Clement Street; RM-2 (Residential, Mixed, Moderate Density) to the south; NC-3 (Moderate Scale Neighborhood Commercial District) to the southeast along Geary Boulevard; and a P (Public Use) zoning district to the west encompassing in its entirety the Presidio Middle School.

Recreational areas in the project vicinity in addition to the school yards include the Dupont Tennis Courts, about a block-and-a-half northwest of the project site, and Lincoln Park, located about one-quarter mile northwest of the project site (part of the 100-acre Golden Gate National Recreation Area). Lincoln Park, under the jurisdiction of the San Francisco Recreation and Park Department, contains the Lincoln Park Golf Course and the Lincoln Park Playground (containing a play structure, play areas, passive recreation areas and restrooms).

The project site is served by the 1-California, 2-Clement and 38/38L-Geary MUNI bus lines along California, Clement and Geary Streets, respectively, and is within walking distance of the 18-46th Avenue and 29-Sunset north-south oriented crosstown MUNI busses on 33rd Avenue and 25th Avenue, respectively. During a.m. and p.m. peak hours, express service to and from the Financial District is available via the 1BX-California 'B' Express and 38BX-Geary 'B' Express bus lines.

Impacts

Significance Criteria

A project would have a significant effect on the environment in terms of Land Use if it were to:

- disrupt or divide the physical arrangement of an established community,
- have a substantial adverse impact on the existing character of the vicinity.

As noted above, a conflict between a proposed project and a *General Plan* policy does not, in itself, indicate a significant effect on the environment within the context of the California Environmental Quality Act (CEQA). The staff report for the Planning Commission will analyze the project's consistency with *General Plan* policies and zoning, and will discuss any exceptions requested or modifications

⁸ See discussion of Historic Architectural Resources, p. 45, for more information.

⁹ San Francisco *Planning Code* Section 206.1

required. Thus, the impact analysis does not evaluate planning inconsistencies, although physical environmental impacts that could result from such conflicts are analyzed elsewhere in this EIR.

Impact Analysis

The project proposes to demolish the existing Sanctuary structure, renovate the two existing buildings, (Parish Hall and Rectory), and construct a new 20-unit housing development (19 residential units for developmentally disabled adults, and one unit for an onsite resident manager) on the project site. The Parish Hall and Rectory would be renovated generally within the same footprint as the existing buildings. With the exception of adding an ADA accessible ramp along the northwest front entrance of the Parish Hall and constructing an elevator attached to the Parish Hall to be used by both structures, the modifications to these two structures would be largely to the interior. Several areas within both buildings would be reconfigured in order to accommodate proposed church and community-serving uses and an apartment for the resident sexton. However, the total square footages of the structures, as well as entryways and off-street parking, would remain unchanged.

The new residential structure would be accommodated in a three-story-over-partial-basement building (28 feet tall to the roofline, plus a 9 foot-tall mechanical penthouse), encompassing a total of 16,915 gross square feet. The residential building would include a total of 20 residential units - 14 studio units, four one-bedroom units, and two two-bedroom units, one of which would be for the onsite building manager. The dwellings would range in size from about 475 sf to about 822 sf. Supportive services and common areas would be located on the ground floor, while open spaces would be located in entry and rear courtyards. A pedestrian entry would be located on the southern end of the residential building.

Land use impacts are considered to be significant if the proposed project would divide an established community, conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect, or have a substantial impact upon the existing character of the vicinity. The proposed project would be an in-fill development, would make primarily interior modifications to two structures on the project site, and would replace one of the existing buildings with a larger building. The proposed project would be incorporated within the established street plan, and would not create an impediment to the passage of persons or vehicles. In addition, the project would not introduce new or incompatible land uses to the area since it would relocate an existing church function into a smaller, former Parish Hall structure on the site, and construct a new residential structure in place of the existing church. Various religious institutions, including the former First United Lutheran Church (which has recently been acquired by a Buddhist congregation), located on the corner of Geary and 30th Avenue, and the Holy Virgin Cathedral (a Russian Orthodox Church), located on the corner of Geary and 26th Avenue, already exist in the project area, and residential uses are the predominant land uses in the project area. The residential component of the proposed project would be consistent with the area's existing residential uses, which range from two-story single-family homes to five-story multi-family apartment buildings. Furthermore, the scale of the proposed buildings would be similar to other buildings in the project vicinity. Although the proposed project would represent a change on the site and to its vicinity, it would not disrupt or divide an established community nor would the proposed project adversely affect the established character of the vicinity.

The project's proposed mix of residential and religious uses would be similar to uses that currently surround the site in the immediate project area. Additionally, the lot directly north of the project site (on the corner of 29th Avenue and Clement Street) and other lots (with the exception of Presidio Middle School) that front Clement Street in the immediate project vicinity are all zoned RM-1. Therefore, the rezoning would be an extension of the zoning that already exists along Clement Street. Furthermore, the proposed project would be of similar bulk and height as the surrounding buildings in the area, which are generally two to four stories in height. Because the project would provide a continuation of similar uses to those on and surrounding the site and because it would not differ substantially from the surrounding buildings in terms of height and bulk, it would not disrupt or divide the physical arrangement of an established community.

The proposed project would introduce a 20-unit residential development to the project site, which may result in a higher density on the site than what currently exists in the surrounding area. However, the project site is located within a close proximity to the RM-1 district along Clement Street, which consists of more intensive uses contained in generally taller and larger structures. Moreover, the project would be consistent with some of the general objectives of residential districts, which, according to *Planning Code* Section 206 include encouraging a range of development types that meet community needs. The proposed project, while denser than the surrounding area, would respond to community needs and would be generally harmonious with the adjacent neighborhood along Clement Street. This impact would, therefore, be considered less than significant.

For the reasons discussed above, the project's impacts related to land use, both individually and cumulatively, are considered less than significant.

B. Historic Architectural Resources

Introduction

As described in the Cultural Resources section of Chapter IV, *Other Impacts Determined to be Less than Significant*, the proposed project would not adversely affect prehistoric or historic archaeological sites, paleontological resources, or human remains interred outside of formal cemeteries. However, the proposed project was determined to have adverse impacts to historic architectural resources. This section, therefore, evaluates the potential impacts on historical architectural resources that could result from the proposed project. A summary of the site's history is presented using information from a historical resources evaluation report (HRE) prepared by ESA for the project site in 2007.¹⁰ Information presented in this section was also provided by the Planning Department's Historic Resource Evaluation Response memorandum. (Department HRER).¹¹

In order to be eligible for the California Register, a resource (building, site, object, structure, or district) must meet at least one of four criteria, and must also retain sufficient integrity. The four criteria are: (1) association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; (2) association with the lives of persons important to local, California, or national history; (3) the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or (4) the resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. Integrity encompasses seven aspects: location, design, setting, materials, workmanship, feeling, and association. Thus, evaluation of the potential for proposed projects to impact "historical resources" is a two-step process; the first is to determine whether the property is an "historical resource" as defined in Section 15064.5(a)(3) of CEQA, and, if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource."¹²

Setting

Neighborhood History

For most of San Francisco's recorded history, the neighborhood that is now the Richmond District remained in a natural state; a windswept expanse of rolling sand dunes with a sparse covering of chaparral. In June 1846, the last Mexican governor, Pio Pico, granted Rancho Punta de los Lobos, encompassing what is now the Richmond District, to a man named Benito Diaz. Diaz left his lands unimproved, however, and aside from a few hardy squatters, few claims were made on what at that time seemed to be a remote and unattractive area.

¹⁰ ESA, *St. Peter's Episcopal Church, Rectory, and Parish Hall Historic Resources Technical Memorandum (HRE)* (October, 2007). This document is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco as part of Case File No. 2006.0881E.

¹¹ San Francisco Planning Department, Memorandum: *Historic Resource Evaluation Response for 420-430 29th Avenue (HRER)*, Shelley Purdue, January 23, 2008) This memorandum is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco as part of Case File No.2006.0881E.

¹² San Francisco Preservation Bulletin No. 16, San Francisco Planning Department, "CEQA Review Procedures for Historic Resources," Draft, March 31, 2008; pp. 1-2. Available on-line at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA.PDF.

Lack of interest in the area did not last indefinitely, and in 1866 and 1868, respectively, the San Francisco Board of Supervisors passed the Clement and Outside Lands Ordinances. These ordinances affected all unsurveyed "outside lands" within the city's corporate boundaries, including the Richmond, Mission and Potrero Districts, among others. The Board hoped this legislation would facilitate the orderly development of areas within the City's path of expansion. The legislation provided means to settle land claims, and it set aside public lands for parks (including a 999-acre tract which would eventually become Golden Gate Park), schools, fire stations and a city cemetery (now Lincoln Park). In 1870 the "Official Map of the Outside Lands" was published. It extended the grid of downtown San Francisco and the Western Addition into what is now the Richmond District.

Even before the Richmond was platted and opened for development, its wide open spaces had already attracted a number of ranches and dairy farms. In the 1860s several resident dairymen built the first major road from the City Line to Point Lobos. The Point Lobos and San Francisco Toll Road allowed farmers to transport their products to the market downtown and facilitated easy transportation of day-trippers from the urban portions of the City to Ocean Beach.

Transportation issues needed to be resolved before the Richmond District could become a densely populated residential district. Street railway franchises were granted to several different companies in a generally unsystematic fashion, with the primary routes following Geary Boulevard (franchise granted to the Park and Ocean Railroad Company in 1877) and California Street (franchise issued to the California Street Railroad Company in 1878). At first, these lines were operated with horse cars, which were later replaced by steam trains and then electric streetcars in the early 20th century. The growing popularity of Golden Gate Park and the Bay District Race Track in the latter part of the 19th century led to the creation of several cross-district lines running north-south.

Even though the district was now subdivided and accessible, residential development was slow to take off prior to 1906. The existing 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street (along the northern edge of Golden Gate Park); and several north-south cross streets. Much of the development along these corridors was the result of speculative development undertaken by local builder/developers such as Fernando Nelson and Realtors such as Greenwood and DeWolfe. However, the fortunes of the Richmond District were to take a dramatic turn in 1906.

The earthquake and fire of 1906 destroyed most of downtown San Francisco, the South of Market, and parts of the Western Addition and the Mission, driving waves of refugees to open parcels of land at the edge of the city. The refugees were initially housed in small wood-frame "refugee shacks" hastily erected by the City in public parklands. However, as in other districts that experienced an influx of "temporary" earthquake refugees, many people decided to start afresh and settle in the Richmond. Parcels were subdivided within a few months of the earthquake, and new houses were constructed all over the district.

New residential development occurred at a rapid pace, and the district was largely built out by the late 1920s. The increasing popularity of the automobile minimized the perceived distance between downtown and the Richmond, encouraging more people to build flats and single-family homes, frequently with garages beneath. Geary Boulevard and Clement Street were developed as automobile-scaled commercial corridors in the 1910s and 1920s, and major cultural and religious institutions such as St. John's

Presbyterian Church and Temple Emanu-El relocated from downtown and the Western Addition to serve the various ethnic groups now living in the Richmond.

The Richmond District was predominantly Irish-American area throughout the first half of the twentieth century. However, by the 1960s, the district has evolved into a neighborhood where no ethnic group constitutes a majority, although a sustained influx of Chinese immigrants has given many parts of the neighborhood a heavily Asian influence. Russian immigrants have also claimed parts of the Outer Richmond, though to a lesser extent.

A review of Sanborn Fire Insurance Company maps from 1915 identify St. Peter's Episcopal Church at 420 29th Avenue, with limited residential development on the remainder of the block, consisting only of approximately nine single family residences on narrow (25'-wide) city lots. Vacant parcels were located to the east of the church along 28th Avenue, as well as to the west opposite 29th Avenue. Sanborn maps from 1950 show the church surrounded by residential development by this time, filling nearly the entire block. Most of this development occurred in the 1920s as the Outer Richmond grew to form the neighborhood it is today. Multi-family apartments were located primarily on Clement Street and Geary Street, with single- and multi-family residential structures located on the middle of the block, much as they are today. Presidio Middle School, located to the west of the church opposite 29th Avenue, was built in 1923 and 1930, and encompassed the entire block, as it does today.

Brief History of St. Peter's Church, Rectory, and Parish Hall

St. Peter's is the fifth oldest Episcopal congregation in San Francisco, and the eighth oldest in the Episcopal Diocese of California. St. Peter's originated as a choir of vested men and boys at San Francisco's Grace Church in the Spring of 1867. The choir and a number of their supporters left Grace Church to form St. Peter's congregation on August 25, 1867, which joined the Episcopal Diocese of California the following year.

The first services were held in a Baptist church on Fifth and Market Streets. The congregation later moved to the British Benevolent Association until they completed construction of its first building on the corner of Filbert and Stockton. The church and its pipe organ were consecrated by Bishop William Ford Nichols on Palm Sunday 1903.

The wooden church was completely destroyed by the 1906 Earthquake and Fire. All that remained of the first St. Peter's Church was the charred central portion of the processional cross. Services continued in a temporary building on Jones Street near Green Street. In 1913, seven years following the Earthquake and Fire, the congregation was able to regroup and construct a new brick church on 29th Avenue (the current building at 420-430 29th Avenue). The St. Peter's congregation moved to this new location in the same year, and the church grew to include a number of new members from the rapidly-developing Outer Richmond neighborhood. St. Peter's was mostly a neighborhood parish, drawing on the predominantly Anglo and American-born residents who had recently relocated to the Outer Richmond District as this neighborhood grew rapidly during the early twentieth century. The congregation thrived in its new location, and over time it began to reflect the changing social and economic character of the Richmond District. The church changed from a primarily neighborhood-serving church to one which drew worshipers from all over San Francisco and the Bay Area.

On October 17, 1989, the Loma Prieta Earthquake severely damaged the nave, rendering it unsafe and unusable. Since 1989, the nave has been used only for storage, although the church offices are currently in use. The congregation now worships in Collins Hall, located in the basement of the church. As described above, this hall is also used by a vocational and prevocational program for developmentally disabled adults (Opportunity Unlimited).

The Rectory at 430 29th Avenue was originally a private residence built in 1921 for owner Nat Thompson who lived nearby on 20th Avenue and Geary Boulevard, according to building permits. This property was soon acquired by the church which used it as a rectory/residence for a number of years. Although the building is now vacant, it had been rented out by the church to a transitional housing organization. Except for the replacement windows, the building generally retains its original 1920s appearance, as evidenced by historical photos from 1926.

The Parish Hall was built in 1925 as a Sunday school addition to the church, according to building permits. This relatively simple, wood frame building appears generally unaltered from its 1920s exterior appearance, although the interior has been substantially remodeled, and new exterior stairs were added in the 1960s. The building now serves as a daycare center for children on the ground floor, and as a residence for the church sexton on the third floor.

Architects, Builders, and Alterations

The original building permit for St. Peter's Episcopal Church, dated August 25, 1913, does not identify an architect, but does identify its builder, Brandon & Lawson. E.J. Brandon was a brick layer by trade who later became a San Francisco Supervisor, a Superintendent of Streets and Sewers, Vice President of the Builders' Exchange, and founded a firm with A. W. Lawson which helped to rebuild the City after the 1906 Earthquake and Fire. Construction permits for the project site show that St. Peter's Episcopal Church experienced various minor improvements between 1960-1995. No original plans for the church are on record with the City.

Original building permits for the former residence at 430 29th Avenue (now the Rectory Building), dated October 18, 1921, identify H. G. Bauman as the architects (located at 251 Kearney Street), and builder Meyer Bao (located at 5326 Geary Street), for owner Nat Thompson (located at 20th Avenue and Geary Street). Research revealed no additional information about the architect, builder, or original owner of this building. Between 1961 and 2001, a number of building permits were taken out on the Rectory for minor improvements. No original plans for this former residence are on record with the City.

Original building permits for the Parish Hall/Sunday School building behind 430 29th Avenue, dated June 15, 1925, identify no architect, but do identify its builder, Thomas Harwill at 6140 Geary Street. Research revealed no additional information about builder Thomas Harwill. A number of building permits for minor improvements were also taken out on the Parish Hall. No original plans for the Parish Hall are on record with the City.

Rated Buildings of Historical and Architectural Importance

Article 10 of the San Francisco Planning Code

Adopted in 1967 as Article 10 of the *Planning Code*, San Francisco City Landmarks are protected from inappropriate alterations and demolitions by subjecting projects to review by the San Francisco Landmarks Preservation Advisory Board. San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage." City Landmarks are important to the City's vast history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhoods and enhance the educational and cultural dimension of the city. As of January 2007, there were 253 individual landmarks and eleven historic districts in San Francisco. Neither St. Peter's Church nor any other buildings on the project site or in the immediate vicinity are designated as San Francisco Landmarks, nor are any located in a designated historic district.

1976 Architectural Quality Survey

The San Francisco Planning Department conducted a citywide inventory of architecturally significant buildings between 1974 and 1976. It is known as the 1976 Citywide Survey. An advisory review committee of architects and architectural historians assisted in the final determination of ratings for the 10,000 buildings, which became an unpublished 60-volume inventory. Both contemporary and older buildings were surveyed, but historical associations were not considered. Typically, each building was numerically rated from a low level of importance of "-2" (detrimental) to a high rating of "5" (extraordinary). The inventory assessed architectural significance, which included design features, the urban design context, and overall environmental significance. When assigning a rating, background research was not performed and the potential historical significance was not considered. Buildings assigned a rating of "3" or higher represent approximately the best two percent of the City's architecture. Summary ratings of "0 to "2" are generally interpreted to mean that the property has some contextual importance. When completed, the 1976 Architectural Survey was thought to represent the top ten percent of the City's architecturally significant buildings. It should be noted that these surveys are not recognized by the San Francisco Planning Department as adopted local registers of historical resources for CEQA purposes, because the City has taken no formal action with regard to them. Neither St. Peter's Episcopal Church nor any other buildings on the property or in the immediate vicinity were rated in the 1976 survey.

Here Today

Here Today: San Francisco's Architectural Heritage is one of San Francisco's first architectural surveys, undertaken by the Junior League of San Francisco and published in book form in 1968. Although the Here Today survey did not assign ratings, the survey did provide brief historical and biographical information about what the authors believed to be significant buildings. Neither St. Peter's Episcopal Church nor any other buildings on the property or in the immediate vicinity are mentioned in the pages of *Here Today* or its appendix.

Unreinforced Masonry Building Survey

The 1990 Unreinforced Masonry Building (UMB) Survey was a reconnaissance-level survey undertaken by the San Francisco Planning Department (Planning Department) after the 1989 Loma Prieta Earthquake to evaluate the significance of the City's large stock of unreinforced masonry buildings. Between 1990 and 1991, the Planning Department surveyed more than 2,000 privately owned unreinforced masonry buildings in San Francisco. The Landmarks Board organized the UMB Survey into three groups – Priority I, Priority II, and Priority III. The findings of this survey were published into a document entitled *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. St. Peter's Church was assigned with a rating of "Priority I," (deemed to have the highest historical or architectural value).

As part of this survey, St. Peter's Church was also assigned a National Register Status Code of "3S" (appears eligible for the National Register as an individual property through a survey evaluation). The State Office of Historic Preservation (OHP) concurred with this determination, and in 1993, approved the National Register Status Code "3S" for St. Peter's Church. None of the other buildings on the property or in the immediate vicinity have National Register Status Code ratings.

As a property with a National Register Status Code Rating of "3S," the church is considered an historical resource for CEQA purposes.

California Historic Resources Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (CHRSC) of "1" to "7" in order to establish their historical significance in relation to the National Register or California Register. Properties with a listing of "1" or "2" are eligible for listing in either California Register or the National Register, or are listed on one or both of the two lists. Properties with a "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties with a "5" are typically locally significant or are of contextual importance. Designations of a "6" or "7" mean that the property is not eligible for listing in either register. Properties rated 1-5 are considered to be historic resources for the purposes of the CEQA.

As described above, St. Peter's Episcopal Church has been assigned a NRHP of "3S" by OHP in 1993 as a result of the UMB Survey. This rating defines the property as "appears eligible for the National Register as an individual property through a survey evaluation." Considering that buildings or structures eligible for the NRHP are also eligible for the CRHR, St. Peter's Church is considered eligible for listing in the CRHR. None of the other buildings on the property or in the immediate vicinity have CHRSC ratings.

Historic Resources in the Project Vicinity

With the exception of St. Peter's, none of the other buildings or structures on the project block or in the immediate vicinity are listed on any federal, state, or local registers of historical resources, or located within a designated or potential historic district. The Presidio Middle School located immediately west of the church was built in 1923 and 1930 in the Spanish Revival style of architecture. Although the building is not currently listed as a San Francisco Landmark or on any federal or state registers, a survey and evaluation of surrounding buildings and structures in the immediate vicinity of St. Peter's Church by the

Mayor's Office of Housing in 2006-7, as part of an historic resources evaluation of the subject property under Section 106 of the National Historic Preservation Act, identified the school as potentially eligible for listing in the NRHP with a rating of "3S." Buildings or structures that are eligible for listing in the NRHP, such as the Presidio Middle School, are considered historic resources under CEQA.

The Department HRER identified St. Peter's Church as being historic resource based on its NRHP rating of "3S" in the 1990 UMB Survey. As stated in the UMB survey form, this rating was primarily based on the building's contribution to the neighborhood and for its Gothic Revival style of architecture:

"For its location it is contributory to the neighborhood because of its architectural quality and presence on the street. Its design is interesting for its use of Gothic Revival ornamentation. The building is intact as to walls, roof shape, materials, entry, design, and location. The only exterior alternations are roofing materials."

The Department HRER identified the following character-defining features of St. Peter's Church; the exterior building envelope, the Gothic-arched window openings, the Flemish-pattern brick, cast stone ornamental elements, the stained glass windows (currently removed from the site), the gable roof form, the slate roofing material, and the south courtyard (please see Figures 9a – 9b on the following page).

A review of the property under the Section 106 process also defined an "Area of Potential Effects" (APE). The APE included all buildings and structures in the immediate project vicinity (within one lot), including Presidio Middle School, located across 29th Avenue from the project site. As part of this effort, only St. Peter's Church and Presidio Middle School were identified as historically significant, as described above. No other listed or eligible buildings, structures, or historic districts, were identified as part of this effort.

Results of the Historic Resources Study

The ESA HRE identified St. Peter's Church as an historic architectural resource by virtue of its NRHP/CRHR rating of "3S," meaning that the building appears eligible for the National Register as an individual property through a survey evaluation. In this case, the rating of 3S was assigned to the building as part of the UMB Survey in the early 1990s. Properties identified as significant (status codes 1-5) in an historical resource survey, which meets the requirements of *Public Resources Code* Section 5024.1(g), are presumed to be historical resources under CEQA unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Therefore, St. Peter's Church is considered an historic resource for CEQA purposes.

The ESA HRE found that the Rectory retains a sufficient degree of integrity to convey its 1920s appearance, including minimal Craftsman-style details. However, this building is similar to many of the other residences constructed on the block in the 1920s, as well as many found throughout the Richmond District and elsewhere in San Francisco at this time. The building is a typical example of a 1920s residence built on a narrow (25') lot in the Richmond District, with only Craftsman-style details and no known associations with important architects or individuals. The building contributes to the context of the block and neighborhood, but would not be considered individually significant. Although the building is associated with St. Peter's Church for use as a rectory, it was not originally designed and built as an accessory building to the Church, nor is it stylistically similar to the church's Gothic Revival brick architecture. The building is architecturally associated with the surrounding residential neighborhood,

Figure 9a
Character-Defining Features

SOURCE: ESA, 2007



Exterior Building Envelope, Gothic-arched window openings, gable roof form, stained glass windows (not pictured here)



South Courtyard, Flemish-pattern brick

Figure 9b
Character-Defining Features

SOURCE: ESA, 2007



Cast Stone Ornamentation



Slate roofing material

and only later became acquired by the church for use as a rectory. As such, the Rectory does not appear to qualify for individual listing as an historical resource.

The ESA HRE found that the Parish Hall is relatively simple (vernacular) wood frame structure which retains a sufficient degree of exterior physical integrity to convey its 1920s appearance. The interior, however, has been substantially remodeled. This building was an addition to St. Peter's Church, and although it has been associated with church use since the 1920s, it has no known associations with important architects or individuals, and would be classified as a simple, vernacular structure. As such, the Parish Hall does not appear to qualify for individual listing as an historical resource.

Aside from Presidio Middle School located across 29th Avenue from the project site, the ESA HRE identified no other historic resources in the project vicinity, including existing or potential historic districts.

Planning Department Findings of Historical Significance

The Department HRER concurred with the findings that St. Peter's Church is individually significant under California Register Criterion C (Architecture) as a building embodying the distinctive characteristics of the Gothic Revival style of architecture and possessing high artistic value, and as such, is an historic resource for the purpose of CEQA.¹³ As an unreinforced masonry building (UMB), St. Peter's Church is also significant as a rare historic building type in San Francisco.

The Department HRER found that neither the Rectory nor the Parish Hall qualify for individual listing in the California Register. The Department concluded that the Rectory does not qualify for individual listing in the California Register because it was not originally designed as an accessory building to the church, nor is it stylistically similar to the church's Gothic Revival brick architecture for which the church building was found to be significant. The Department also concluded that the Parish Hall does not qualify for individual listing in the California Register or is a significant architectural addition to the church complex because it has no known associations with important architects or individuals, and is not of an architecturally significant design or type. The Department HRER also concurred that there is no potential historic district in the project vicinity.

The Department HRER determined that the proposed project would not be consistent with the Secretary of the Interior's Standards because it would demolish a building eligible for listing in the California Register, and would have a significant cumulative impact on historic resources because it would demolish a rare and threatened building type (unreinforced masonry churches in San Francisco). The Department recommends retaining the existing church building and designing a project that would maintain all character-defining features of the building and the site, including the following: exterior building envelope, Gothic-arched window openings, Flemish-pattern brick, cast-stone ornamentation, stained glass windows, gabled roof form, slate roofing materials, and the south courtyard. The Department also recommends that new construction occur at the site of the Parish Hall and Rectory, which have been determined not to be historic resources for CEQA purposes. Finally, the Department HRER also stated

¹³ San Francisco Planning Department, Memorandum: *Historic Resource Evaluation Response for 420-430 29th Avenue (HRER)*, Shelley Purdue, January 23, 2008). This memorandum is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco as part of Case File No.2006.0881E.

that the proposed project would have no significant effect on the historic significance of the Presidio Middle School directly across 29th Avenue from the project site.

Impacts

Significance Criteria

A project is generally found to have a significant effect on the environment if it will result in a substantial, or potentially substantial, adverse change in the environment. CEQA Section 21084.1 states “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” An “historical resource” is defined as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources, one that is identified as significant in a local register of historic resources, such as Article 10 of the *Planning Code*, or one that is deemed significant due to its identification in an historical resource survey meeting the requirements of *Public Resources Code* Section 5024.1(g). A resource that is deemed significant due to its identification in an historical resource survey meeting the requirements of *Public Resources Code* Section 5024.1(g), is presumed to be historically significant unless a preponderance of evidence demonstrates otherwise.

A “substantial adverse change” is defined by CEQA Guidelines Section 15064.5 as “demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” The significance of an historical resource is materially impaired when a project:

- A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

In general, a project that would comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (including the Standards for Rehabilitation) is considered mitigated to a less than significant level (CEQA Guidelines Sec. 15064.5(b)(3)).¹⁴

CEQA Guidelines Section 15126.4(b)(2) states that, “In some circumstances, documentation of an historical resource, by way of historic narrative, photographs, or architectural drawings as mitigation for the effects of demolition of the resources will not mitigate the effects to a point where clearly no

¹⁴ Descriptions of the ten *Standards for Rehabilitation* are available at www.cr.nps.gov/hps/tps/tax/rehabstandards.htm

significant effect on the environment would occur.” In such cases, the demolition or substantial alteration of an historical resource would remain a significant and unavoidable impact on the environment even after the historical documentation has been completed.

Impact Evaluation

Effects on the St. Peter’s Church Building (Significant and Unavoidable)

As discussed above, St. Peter’s Church is considered an historical resource under CEQA Section 15064.5. The proposed project would demolish St. Peter’s Episcopal Church and replace it with a three-story, 20-unit housing development. Demolition of the church would constitute a significant, adverse impact to an historic resource because it would demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources.

Mitigation measures to reduce the impacts to St. Peter’s Church are described in Chapter V, *Mitigation Measures*. These measures, however, would not mitigate the impact of demolition to a less than significant level and the impact would remain significant and unavoidable. Only selection of either the No Project Alternative or the Preservation Alternative, described in Chapter VII, *Alternatives*, would reduce the impacts to historic resources to a less than significant level.

Effects on Other Buildings on the Project Site (No Impact)

The proposed project would renovate the interiors of the Rectory and Parish Hall located on the church property, and would construct a new elevator and stair tower in between these two structures for accessibility purposes. As neither the Rectory nor the Parish Hall is considered an historical resource for CEQA purposes, and most of the improvements to these two buildings are interior renovation, the proposed modifications would not impact historic resources. No mitigation would be required.

Effects on Adjacent Historic Resources (Less Than Significant)

The proposed project would be constructed in the vicinity of an eligible historic resource: Presidio Middle School. Similar to the existing buildings on the project site, the proposed project would be approximately 60 feet east from the school property, across 29th Avenue. While the proposed project would be noticeably taller and wider than the existing building, and would be a visible architectural change when looking east from the school grounds toward the project site, the width of 29th Avenue (about 60 feet) including setbacks between the new building and the school would provide a sufficient visual and physical buffer such that the historic setting of the school would not be significantly altered. After completion of the project, the Presidio Middle School would remain eligible for listing in the NRHP. Therefore, no significant impact to the historic setting of the school is anticipated as a result of the project. The proposed project would also have no effect on existing or potential historic districts, as none have been identified in the project vicinity. No mitigation would be required.

Cumulative Effects (Significant and Unavoidable)

There are no other known past, present, or future projects in the Richmond District that would demolish or significantly alter other recorded or potentially eligible historic architectural resources with the potential to combine with the impacts of the proposed project to form a significant cumulative impact to historic resources.

The demolition of St. Peter's Church would diminish the stock of existing, unreinforced masonry churches in San Francisco, which have already been considerably reduced, or will be reduced, due to the combined effects of the 1989 Loma Prieta Earthquake and San Francisco's resulting Unreinforced Masonry Building (UMB) Ordinance. In 1993, the City adopted the UMB Seismic Retrofit Program with the primary goal of reducing earthquake-related life safety hazards associated with the approximately 2,000 UMBs in San Francisco.¹⁵ Of these, about 1,650 are subject to the UMB Ordinance, which requires that these buildings be seismically strengthened or demolished by a deadline (extended from 1997 to 2006) that is based on the "risk level" assigned to each building. Of the 1,650 buildings, about 410 have been upgraded and another 335 have been granted permits. Upgrading plans for about 130 additional buildings are under review by DBI. Fifteen buildings have received extensions of time for compliance. About 750 additional UMBs await action under the ordinance.¹⁶

The unreinforced masonry church building on the subject property has been given a rating of Risk Level IV, which generally applies to buildings that are located in outlying areas (i.e., not in the Downtown or South of Market Areas) with masonry bearing walls. Risk Level IV buildings were required to have seismic upgrades or demolitions completed by February 2006. The Department of Building Inspection has issued an Abatement Order that requires the property owner to obtain a permit to undertake the requisite seismic upgrade work or to demolish the building, and to date the work has not been completed; the proposed project is partially a response to that Abatement Order. Until the identified hazard on the project site is either abated through seismic upgrades outlined in the UMB Ordinance or through demolition of the unreinforced masonry building, the project site is considered to be in violation of the UMB Ordinance.

Due to the requirements put forth by the UMB Ordinance, many of San Francisco's historic UMBs are being threatened with demolition. For example, the Second Church of Christ, Scientist, a 1917 Beaux-Arts style church in San Francisco's Mission Dolores neighborhood, is an historic, unreinforced masonry building that has been proposed for demolition and replacement with a smaller church and eight residential units because the congregation does not have sufficient financial resources to complete a full seismic renovation of the structure in order to comply with the UMB Ordinance. There are undoubtedly other congregations in San Francisco with shrinking congregations and limited financial resources that have faced, or are currently facing, similar situations. The closest unreinforced masonry building is located approximately one-half mile from the project site on Clement Street between 21st and 22nd Avenues. Seven UMBs are located within a one-mile radius of the project site, and of these seven existing UMBs, two are proposed for demolition.

¹⁵ San Francisco Building Code, Chapters 16B-C.

¹⁶ Compiled from a Status Report prepared by the Major & UMB Plan Check Division, Department of Building Inspection, July 10, 2006.

Given the relative rarity of this building type (historic, unreinforced masonry churches in San Francisco), as well as their threatened nature, demolition of the St. Peter's Episcopal Church would result in a significant cumulative impact to the existing stock of historic UMB resources within San Francisco. Mitigation Measures HR-1 through HR-3 would reduce the significant, cumulative impacts to St. Peter's Church, as described in Chapter V, *Mitigation Measures*. These measures, however, would not mitigate the cumulative impact of demolition to a less than significant level, in which case the cumulative impact would be remain significant and unavoidable. Only selection of the No Project Alternative or the Preservation Alternative, described in Chapter VII, *Alternatives*, would reduce the cumulative impacts to historic resources to a less than significant level.

Text continues on the following page.

C. Growth Inducement

Growth inducement under CEQA considers the ways in which proposed and foreseeable project activities could encourage and facilitate other activities that would induce economic or population growth in the surrounding environment, either directly or indirectly. Chapter IV, *Other Impacts Determined to be Less than Significant*, concluded that the project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), or displace a large number of people or create a substantial demand for additional housing.

The proposed project would be an infill development consisting of the demolition of the church structure, renovation of two existing buildings, the Parish Hall and Rectory, and the construction of a new 20-unit housing development on the project site. This would not substantially alter existing development patterns in the Outer Richmond District neighborhood or in San Francisco as a whole. Located in an established urban and primarily residential neighborhood, the project would not necessitate or induce the extension of municipal infrastructure. The addition of 20 new residential units would increase the population on the site by approximately 26 persons.¹⁷ While potentially noticeable to immediately adjacent neighbors, this increase would not result in a substantial impact on the population of the City and County of San Francisco. The 2000 U.S. Census indicates that the population in the project vicinity is approximately 5,513 persons.¹⁸ The proposed project would increase the population in the project area by an estimated 0.4 percent, and the overall population of the City and County of San Francisco by a figure well below 0.01 percent.¹⁹

In addition to the residential component, the proposed relocation of religious services to the Parish Hall would likely attract approximately the same number of congregants that frequent existing church services, namely 47 parishioners on a typical Sunday (12 parishioners typically attend the 8 am services and 35 parishioners typically attend the 10 am services). While the proposed congregation space would have the capacity to accommodate up to 100 people, the number of congregation members is not expected to increase substantially in the foreseeable future. Therefore, the proposed relocation of church services to Parish Hall would not result in a substantial increase in use of the site. Several proposed areas, such as the multipurpose room on the first floor of the Parish Hall, and the activities room on the second floor of the Rectory, would also attract people to the project site. However, this number is not anticipated to be substantial or growth inducing. Therefore, neither the residential nor the community- or congregation-serving components of the proposed project would result in a substantial population increase or induce a substantial amount of growth.

¹⁷ The proposed project would provide a 14 studio units, four one-bedroom units, and two two-bedroom units. This figure assumes an occupancy rate of one person per studio and two people for each of the remaining units. Please see environmental evaluation application, available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of case file 2006.0881E.

¹⁸ The population estimate is based on data from the 2000 Census for Census Tract 427.

¹⁹ This calculation is based on the estimated Census 2000 population of 776,733 persons in the City and County of San Francisco.

CHAPTER IV

Other Impacts Determined to be Less than Significant

The following individual and cumulative environmental effects of the proposed project have been determined to be less than significant or to be reduced to a less than significant level through mitigation measures included in this Environmental Impact Report (EIR): aesthetics, population and housing, cultural and paleontological resources, transportation and circulation, air quality, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural resources. These items are discussed with recommended mitigation measures, where appropriate, and require no further environmental analysis in this EIR. All mitigation measures identified, including measures for archaeological resources (**Mitigation Measure AR-1, page 103**), construction air quality (**Mitigation Measure AQ-1, page 104**), and hazardous building materials (**Mitigation Measure Haz-1, page 106**) have been agreed to by the project sponsor and will be incorporated into the proposed project. It should be noted that the proposed project's impact on land use, plans and policies, was also determined to be less than significant but is discussed in Section III.A of this EIR for informational purposes.

1. Aesthetics

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Visual Character

Implementation of the proposed project would result in a visual change on the site and to its surroundings because the project would entail demolition of the roughly 30-foot-tall church building (as measured to the peak of the Sanctuary roof) and construction of a larger, residential building on the subject property. In addition, some minor modifications would be made to the exteriors of the renovated Parish Hall and Rectory structures.

Design and aesthetics are by definition, subjective and open to interpretation by decision-makers and members of the public. A proposed project would therefore be considered to have a significant adverse effect on visual quality under CEQA only if it would cause a substantial and demonstrable negative change. The proposed project would not cause such a change. The proposed project's specific building design and aesthetic would be considered during the City's planning approval and design review process. In terms of the site's residential uses, the proposed apartment building would be of a contemporary design, whose elements are intended to relate to the surrounding architectural vernacular in the surrounding neighborhood. The apartment building would consist of varied massing and an articulated 29th Avenue facade. Horizontally and vertically protruding bays above the ground floor would create a mix of forms and textures along this facade. Overall, the proposed residential building would be larger in bulk, but similar in height to the existing church on the site and to the surrounding residential buildings in the immediate vicinity. Its building type would continue to provide variation on the local, primarily residential skyline, with its bay windows, balconies, articulated facade, and residential scale and character.

In terms of the project's proposed renovations, as described in the Project Description, most modifications to the Parish Hall and Rectory structures would occur in the buildings' interiors and within the same footprint as the existing buildings. Some notable exceptions would be the addition of an ADA accessible ramp along the northwest front entrance to the Parish Hall, the construction of a free-standing elevator shaft between the two buildings, and a connector bridge on the third floor of the Rectory linking this floor to the elevator. In addition, stained-glass windows from the original church would be salvaged and fitted for the new window openings on the second floor of the Rectory (wherever possible) and a new flat roof, possibly including skylights, would be installed on the Parish Hall structure. While these changes have the potential to alter the existing views of the site, they would be considered minor. Furthermore, since the Parish Hall structure is almost entirely obstructed from public views by the Rectory building, changes to its exterior and the new elevator shaft would not be immediately noticeable to the general public from 29th Avenue. In sum, the construction of the proposed residential building and the renovations to the Parish Hall and Rectory structures would not cause a substantial, demonstrable negative aesthetic effect.

Scenic Vistas

No scenic views or vistas are available from the project vicinity, due to the area's generally flat topography and a developed setting. The proposed project would change views currently observed from streets adjacent to the site; however, it would not eliminate any scenic view or vista now observed from public areas, as none are available.

Scenic Resources

Scenic resources include resources of both the natural and built environment. The proposed project would not substantially damage any natural scenic resources, as none exist on the project site. Scenic resources of the built environment may include city landmarks that would be identified along a tour route, including, but not limited to Coit Tower and the Golden Gate Bridge. The proposed project would not damage scenic resources of the built environment as none exist on the project site. Therefore, the proposed project would not impact scenic resources.

Views from Private Residences

The proposed project could at least partially block or modify existing private views from adjacent buildings and other buildings near the site. These reduced private views would be an unavoidable consequence of the project and an undesirable change for those individuals whose views would be blocked. Impairment of private views caused by the project would not exceed levels commonly expected in urban areas and are not considered a significant environmental effect.

Light and Glare

Exterior lighting of the proposed project would be restricted to illumination of the apartment building's pedestrian and vehicular access points. The proposed project would not include any reflective glass and would not cause any glare impacts on nearby pedestrians or autos. The proposed project would comply with City Planning Commission Resolution No. 9212, which prohibits the use of mirrored or reflective glass. The environmental effects of light and glare would not be significant.

Based on the information presented above, the proposed project would not result in significant environmental impacts regarding Aesthetics, including urban design and glare.

2. Population and Housing

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The San Francisco Bay area is known for its agreeable climate, open space, recreational opportunities, cultural amenities, a strong and diverse economy, and prominent educational institutions. As a regional employment center, San Francisco attracts people who want to live close to where they work. These factors continue to support a strong demand for housing in San Francisco. Providing new housing to meet this strong demand – especially affordable housing for people with special needs – is particularly difficult because the amount of available land is limited and land development costs are relatively high. In the case of the proposed project, all of the proposed units would be designed for disabled adults and would be affordable, based on the U.S. Housing and Urban Development (HUD) Section 811 requirements.²⁰

During the period of 1990-2000, the number of new housing units completed citywide ranged from a low of about 380 units (1993) to a high of about 2,065 units (1990) per year. The citywide annual average over that 11-year period was about 1,130 units. ABAG's 2006-2014 proposed final Resource Housing Needs Allocations (RHNA) was published March 20, 2008. The 2006-2014 RHNA anticipates the current housing need of the City for that period as 31,193 dwelling units, or an average yearly need of 3,465 dwelling units.²¹ The proposed project would add 19 service-enhanced residential units to the City's housing stock in addition to a manager's unit for a total of 20 housing units, helping to meet this need.

The proposed project would not displace any residences, since the existing residential unit within the Rectory structure (which is currently vacant) would be replaced with a similar residential unit within the renovated Rectory building. The former Parish Hall is currently occupied by the Little People International Preschool and Kindergarten, a for-profit preschool enrolling several dozen children, which would be permanently displaced from the site. In the basement of the Church, Collins Hall is rented Monday through Friday by Opportunity Unlimited, and would be temporarily displaced during project construction. In addition, the Association for Chinese Families of the Disabled rents a desk in the Church offices and is expected to be permanently displaced. While a potential hardship to affected parties, due to the planned use of federal funds for the project's supportive housing component, the project sponsor expects the current tenants on the subject property to qualify for relocation assistance under federal Uniform Relocation Act requirements.

In general, a project would be considered growth inducing if its implementation would result in substantial population increases and/or new development that might not occur if the project were not implemented. The proposed project would provide a total of 20 dwelling units, of which 14 would be studio units, four would be one-bedroom units, and two would be two-bedroom units. (According to the project sponsor, one of the two-bedroom apartments included in the layout may accommodate tenants whose disabilities make a live-in caregiver, such as a family member or roommate, necessary. The second two-bedroom unit would accommodate the resident manager.) Assuming a single occupancy rate per studio units and two people for each of the remaining units, the proposed project would generate an estimated onsite residential population of about 26 persons.

²⁰ Consistent with HUD Section 811—Housing Program for Persons with Disabilities requirements, the residential portion of the project would serve a population with incomes that do not exceed 50 percent of the average median income (or \$31,925 per individual as of 2006) for the area. Additionally, prospective tenants must have a disability, such as physical or developmental disability or chronic mental illness to be eligible for this type of housing. HUD also provides project rental assistance; this covers the difference between the HUD-approved operating cost of the project and the amount the residents pay—usually 30 percent of their adjusted income. See www.hud.gov and the San Francisco Mayor's Office of Housing website, http://www.sfgov.org/site/moh_index.asp, for more information.

²¹ Information on ABAG's 2006-2014 Regional Housing Needs Allocation can be found at www.abag.ca.gov/planning/housingneeds.

This population increase would not be a significant effect because the project site is within a densely developed urban area. While potentially noticeable to immediately adjacent neighbors, this increase would not substantially change the existing area-wide population characteristics, and the resulting density would not exceed levels that are common and accepted in urban areas such as San Francisco. Construction of the project would not be expected to generate substantial growth or concentration of population in the project area, which is already populated with multi-family residential buildings and small businesses.

Based on the above analysis, no significant physical environmental effects on housing demand or population, either individually or cumulatively, would occur due to the proposed project and this topic was not addressed in Chapter III.

3. Cultural and Paleontological Resources

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Historic Architectural Resources

Under the Planning Department's CEQA Review Procedures for Historic Resources, St. Peter's Episcopal Church is considered an historic resource. Because the proposed project would demolish a building considered an historic resource under CEQA, the project would result in potential adverse environmental effects, which could be limited to the site and/or cumulatively considerable. The project's impact on historic architectural resources is analyzed in Chapter III. B. Historic Architectural Resources, of this environmental impact report.

Archeological Resources

A preliminary archaeological assessment has been prepared for the proposed project. This assessment addresses the prehistoric, historic, and natural formation contexts of the project site; the potential for

archaeological resources to be present; and the eligibility of the expected resources for listing to the California Register of Historical Resources (CRHR).²²

The project site is located in an area that was historically part of a large sand dune field stretching from Land's End to Lake Merced. Even at the end of the 19th century, development was sparse but more concentrated along Geary Boulevard, then known as Point Lobos Road. The project site seems to be characterized by loose sand fill to a depth of 4 to 9 feet below ground surface (bgs) in portions of the site (Treadwell & Rollo. 1999) but otherwise, by loose, late native sand dune deposits to 8 feet bgs underlain by medium dense native sand 8 to 18 feet bgs (Earth Mechanics November, 2006). It appears that below this are dense native sand dune deposits to a depth of at least 26 feet bgs.²³

The nearest known prehistoric site is located on the coast northwest of the project site. There are several prehistoric sites recorded near the Bay shoreline in the Presidio. To date no prehistoric deposits have been discovered in the interior along the western part of San Francisco in the area between Lake Merced/Laguna Puerca and the Presidio. The project site does not appear to have been improved prior to the construction of the existing church sanctuary in 1913 (Sanborn 1899). However, the Northwest Information Center (NWIC) in response to a record search request made pursuant to the Section 106 of the National Historic Preservation Act review, recommended that additional archeological assessment occur involving several steps. The Anthropological Studies Center (ASC) undertook a survey and archeological core sample monitoring²⁴ in response to the NWIC recommendations. No cultural materials were noted in the archeological survey or monitoring. The ASC report recommended that provision be made for inadvertent archeological discovery during project construction.

Renovations of the Parish Hall and Rectory structure would be primarily to the interiors of both buildings and would not involve any soil disturbing activities. The new residential building would employ spread footing foundations extending about 18 inches bgs. The project's geotechnical report (Earth Mechanics November, 2006) states that drilled piers are also a feasible foundation type and that soil grouting may also be employed.

Due to soils disturbing activities, there is a possibility, although not high, that the proposed project could affect CEQA-significant archeological resources. The project sponsor has agreed to implement Mitigation Measure AR-1, page 103, which would ensure that any potential impacts pertaining to the accidental discovery of archeological resources on the project site would be less than significant.

Paleontological Resources

There are no known paleontological resources or unique geologic features at the project site. The project site is underlain by sand, which is not considered paleontologically sensitive or geologically unique. Therefore, the project would not be expected to result in any adverse effects on these resources.

²² Dean, Randall. *Memorandum: Archeological Sensitivity, 420-430 29th Avenue*, December 13, 2006. This memorandum is part of Case File No. 2006.0881E.

²³ See discussion of checklist item 12, Geology and Soils, for more information.

²⁴ Anthropological Studies Center. *Archaeological Study and Reporting for Proposed St. Peter's Episcopal Church Housing Development Project in San Francisco, California*. October 31, 2006. This memorandum is available for review by appointment in Project File No. 2006.0881E at the Planning Department, Fourth Floor, 1650 Mission Street, Suite 400, San Francisco.

4. Transportation and Circulation

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project, at a total height of 37 feet, and not located within the vicinity of an airport or airport land use plan would not obstruct air traffic patterns, and, therefore would not result in substantial safety risks related to air traffic. Thus, significance criteria 4(c) is not applicable.

Traffic

Based on the trip rate for residential space in the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the proposed project would generate approximately 155 daily person-trips, including 27 person-trips during the p.m. peak hour.²⁵ These 27 p.m. peak hour person-trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, paratransit, walking, and bicycling. The proposed project would generate

²⁵ ESA, 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project Transportation Data Revised—Case No. 2006.0881E, May 7, 2008. This memorandum is available for review by appointment in Project File No. 2006.0881E at the Planning Department, Fourth Floor, 1650 Mission Street, Suite 400, San Francisco.

approximately 76 daily vehicular trips, of which there would be approximately 13 vehicular trips during the pm peak-hour.

The mode splits used to evaluate the proposed project's traffic effects are based on transportation characteristics reported in the United States Census 2000 Journey to Work for Census Tract 427, which includes the project site. These transportation characteristics are considered conservative and are based on the Planning Department's trip generation rate and modal splits for affordable housing. No mode splits for the existing church or community programs were used in the traffic analysis, as these uses would only shift from one location on the project site to another, and no increase in the number of congregation members is anticipated due to the proposed project. The calculations likely overestimate trips generated by the project's proposed supportive housing use for developmentally disabled adults, as few of these future residents would be permitted to drive and therefore future residents would likely exhibit a greater-than-average predisposition to (para)transit, walking or other alternate travel modes. However, vehicle trip generation estimates would account for the higher than average number of visitors to the site. The trip generation overall, however, provides a conservative estimate of vehicular traffic generation at the project site.

Based on the above analysis, the change in traffic in the project area as a result of the proposed project would likely be undetectable to the average driver, as it would fall within the daily fluctuation of traffic volumes on roadways in the project vicinity. The proposed project along with other land use and development changes in the vicinity, would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and in the region.

Transit

The project's public transit trips would be distributed among various public transit lines providing service to the vicinity of the project site. The project site is within an area served by public transit, with local connections to regional transit service provided nearby. Local service is provided by Muni within the City and County of San Francisco, including bus (both diesel and electric trolley), light rail (Muni Metro), cable car, and electric streetcar lines. Muni operates a number of bus lines within about a quarter-mile radius (about 1,320 feet or about a 6-10 minute walk) of the project site, including the 1-California (including express service), 2-Clement, 18-46th Avenue, 29-Sunset, 31-Balboa (including express service), and the 38-Geary (including limited and express service). The closest bus stop is located at the corner of Clement Street and 29th Avenue, about 100 feet north of the project site.

Golden Gate Transit provides regional transit service to the North Bay. Within the project vicinity, the Muni 29-Sunset and 38-Geary provide local service to transfer points for Golden Gate Transit Line 10 (at either the Golden Gate Bridge toll booth stop or at Geary Blvd/Arguello Street, respectively) to Marin City; inter-county paratransit service is provided within three-quarters of a mile on either side of Golden Gate Transit non-commute bus Routes 10, 70, and 80 (making stops in the direction of Santa Rosa).

Parking

Section 151 of the *Planning Code*, Table 151, requires one off-street parking space for each residential unit proposed in an RH or RM Zoning District. The parking requirement for housing for handicapped persons is one-fifth the number of spaces typically required for residential uses. In the case of the subject property, the *Planning Code* would require four off-street spaces. The project's proposed one off-street

parking space would therefore not satisfy the requirements of *Planning Code* Section 151, and the project sponsor has applied for a variance to provide less parking than is required by the *Planning Code*.

Aside from parking supply, the project would generate a parking demand (which can differ from the *Planning Code* parking requirement) of about 10 spaces, calculated at a rate of between 0.45 (for studio/one-bedroom) and 0.92 (for two-bedrooms) vehicles per unit. The parking demand of 10 spaces would exceed the supply of one space proposed by the project, resulting in a shortfall of nine spaces. It should be noted that the project's parking demand might overestimate actual demand, based on an assumption that few, if any, of the future residents may possess personal automobiles, given the housing type (affordable, supportive housing for handicapped residents) proposed by the project. Nonetheless, the project could reduce the availability of some on-street parking spaces near the project site at certain times.

An inventory of the on-street public parking supply was conducted for a two block area in the vicinity of the project site²⁶. The parking inventory area is generally bounded by Geary Boulevard, 28th Avenue, 30th Avenue, and Clement Street. The public parking supply consisted of the following on-street spaces:

Area Parking Supply:

1-Hour Metered	=	2
Unrestricted	=	140
White Zone	=	6
Total	=	148

Currently, there is on-street parking on both sides of 29th Avenue, which based on empirical observation, was observed to be generally full during the evening hours. In the immediate project vicinity, 29th Avenue, Geary Boulevard and Clement Street have on-street parking. Parking conditions were assessed for the weekday midday period (2:30 to 3:30 p.m.).²⁷ During the weekday midday period, on-street occupancy levels averaged 94 percent of on-street supply.

The Presidio Middle School located on 30th Avenue (between Geary Boulevard and Clement Street) generates increased circulation and parking activity in the study area at the close of the school day (3:18 p.m.). Between approximately 2:45 p.m. and 3:45 p.m. double parked vehicles were observed along 30th and 29th Avenues on either side of the school site. The vehicles arrive to pick-up students as they leave the school. School buses arrive prior to the end of classes and double park along Clement Street. The number of double parked vehicles and their location are shown below:

Time	29th Avenue	30th Avenue	Clement St. School Bus
2:45	4	2	2
3:00	10	5	3
3:15	17	20	4
3:30	22	12	2

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²⁶ ESA, 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project Transportation Data Revised - Case No. 2006.0881E, May 7, 2008. This memorandum is available for review by appointment in Project File No. 2006.0881E at the Planning Department, Fourth Floor, 1650 Mission Street, Suite 400, San Francisco.

²⁷ Survey conducted by ESA on March 5, 2008

The double parked vehicles were observed to affect circulation in the immediate vicinity of the project. Through traffic on Clement Street, 30th and 29th Avenues was slowed and at times stopped in the vicinity of the school due to double parked vehicles. These conditions occur during a time period when through traffic volumes are relatively low. The effect of double parked vehicles causing through traffic to reduce speed in the school zone can be viewed as a positive condition in terms of pedestrian safety. Given that school-related double-parking occurs within a relatively brief (1 hour) window during off-peak periods, it is not anticipated that the relatively small amount of additional traffic associated with the proposed housing project would further exacerbate this existing parking condition in the immediate vicinity. In addition, parishioners searching for parking in the neighborhood prior to Sunday services would not exacerbate the double-parking situation, as this occurs on weekdays, and not on Sundays.

On Sundays during church services parking in the area is generally near capacity according to the applicant. Typically one or two vehicles will double park in front of the church to drop-off an elderly parishioner. In general, people attending services find available parking on-street and walk to the church.²⁸

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines 15131(a)). The inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g. transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's "Transit First" policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." In any event, given the relatively small, unmet demand (i.e., ten spaces) the increased parking demand would not substantially alter the existing character of the area wide parking situation.

Pedestrians and Bicycles

At present, sidewalks on 29th Avenue between Geary Boulevard and Clement Street are adequate to readily accommodate users safely. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or that would result in safety concerns.

²⁸ Personal communication, Father David Rickey, St. Peter's Church, with Ron Foster, ESA, March 10, 2008.

The project site is within convenient bicycling distance of recreational and open space uses in the northwest of the City, including Lincoln Park, the Presidio/Golden Gate National Recreation Area, and Golden Gate Park. Thus, a portion of the person-trips generated by the project would be expected to be bicycle trips. Two Class II and two Class III bicycle routes are in the vicinity of the project site.²⁹ Bicycle Route #20 is an east-west route that runs along Cabrillo Street; Route #10 is an east-west route that runs along Lake Street. Both Route #10 and #20 are Class II routes. Route #85 is a north-south route that runs along 34th Avenue, leading into the Presidio to the north and Golden Gate Park to the south. Route #75 generally parallels Route #85 to the east and runs in a north-south direction along 23rd Avenue.

The project could result in an increase in the number of bicycles in the area; however, such an increase would not be great enough to adversely affect bicycle travel in the area. In summary, the additional pedestrian and bicycle traffic created by this project would not result in significant environmental impacts.

Loading

A loading area or “white zone” about three car lengths in size is located along 29th Avenue directly in front of the existing St. Peter’s Church. The project sponsors intend to retain this loading area to provide freight and passenger loading/unloading facilities for both the proposed housing project and for parishioners accessing the church services to be relocated to the Parish Hall on the project site. Some levels of loading/unloading activities are anticipated to occur along 29th Avenue adjacent to the garage entrance, which would include tenant move-ins and outs, taxi drop-off and pick-up, residential/paratransit drop-off and pick-up, and airport shuttle services. The proposed curb cut associated with the housing project’s driveway and garage would eliminate about 8 feet of the length of this existing loading zone; however, passenger and freight loading/unloading could still occur within the new driveway and/or curb cut area, and therefore, the proposed curb cut would not substantially reduce the existing amount of loading space available to the project site. Given the retention of the existing 3-bay loading area at the project site, the minimal intrusion that the curb cut would have on this loading area, and the relatively low level of loading/unloading activities that would occur at the project site due to the type of uses they would have, no significant impacts associated with loading are anticipated.

The project site is immediately accessible via 29th Avenue for emergency and fire personnel, and there is nothing in the project plans to indicate that the proposed project would result in inadequate emergency access to either the proposed housing or church related uses on the site. As such, the proposed project would have a less-than-significant impact on emergency access.

Construction-related Traffic and Parking Impacts

Construction of the proposed project could temporarily affect traffic and parking conditions in the vicinity of the proposed project. Lane and sidewalk closures, such as on 29th Avenue, are subject to review and approval by the Department of Public Works (DPW) and a revocable encroachment permit would be required if materials storage and/or project staging is to occur within the public right-of way. According to the project applicant, relocation of traffic and lane closures may be required, and there would occasionally be times when a driving lane would be temporarily closed on 29th Avenue for large

²⁹ Class II bicycle routes are dedicated bike lanes on the roadway edge. Class III routes are wider roadways—bicyclists may be able to ride outside the path of motor vehicle travel.

deliveries and for concrete pours (i.e., a concrete pump truck with concrete ready-mix trucks) and for some aspects of project demolition. Pedestrian access would also be temporarily closed for a short time during demolition of the existing onsite building for safety reasons. These effects, although a temporary inconvenience to those who live, visit, or work in the area, would not substantially change the capacity of the existing street system nor alter the existing parking conditions.

Based on the information presented above, the proposed project would not result in significant environmental impacts to transportation, either individually or cumulatively. As such, this topic is not discussed further in this EIR.

5. Noise

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is not with an airport land use plan area, nor is it in the vicinity of a private airstrip. Therefore, significance criteria 5(e) and 5(f) are not applicable.

Ambient Noise

Traffic noise within the project vicinity makes the greatest contribution to ambient noise levels. Traffic volumes in an area would have to approximately double before the attendant increase in ambient noise levels would be noticeable to most people. Given that the proposed project would generate only 76 daily vehicle trips, the proposed project would not cause a doubling in traffic volumes and would not cause a noticeable increase in the ambient noise level in the project vicinity. Traffic-related noise is not discussed further in this EIR.

Construction Noise

The subject property is located across the street from the Presidio Middle School, which is considered a sensitive noise receptor. Students, teachers, and users of the blacktop play area would experience short-term noise from site clearance, construction activities, and vibration from the passage of construction trucks. Moreover, the project site is surrounded by residential uses that would also be subjected to temporary and intermittent construction noise. Construction noise would be limited since the project proposes only moderate (excavation up to 1,800 cu. yd. of soil), and no pile driving is anticipated.

Construction activities are anticipated to last approximately thirteen months. During this time demolition, excavation, and project construction would temporarily increase noise above the existing level in the project vicinity. Construction noise would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. There would be times when noise could interfere with indoor activities at Presidio Middle School or in nearby residences, offices, and other businesses near the project site. Noise impacts would be temporary in nature and limited to the period of construction.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source.³⁰ Impact tools, such as jackhammers and impact wrenches, must have both intake and exhaust muffled to the satisfaction of the Director of DPW. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of DPW. Demolition and construction operations would comply with Noise Ordinance requirements, and construction is not expected to occur after 8:00 p.m. Compliance with the Noise Ordinance is required by law and would ensure that construction noise impacts would be less than significant.

Operational Noise

The proposed project may include mechanical equipment, such as forced air mechanical ventilation, which could produce operational noise. These operations would be subject to the San Francisco Noise Ordinance, Article 29, Section 2909, which limits noise from building operations. Substantial increases in the ambient noise level due to building equipment noise would not be anticipated. The new residential

³⁰ dBA is the symbol for decibels using the A-weighted scale. A decibel is a unit of measurement for sound loudness (amplitude). The A-weighted scale is a logarithmic scale that approximates the sensitivity of the human ear.

units would generate noise similar to that generated by the nearby existing residential and other uses, and would not result in significant noise impacts.

Interior Noise

The proposed project would be subject to Title 24 of the California Code of Regulations that establishes uniform noise insulation standards for residential structures. Title 24 requires that residential structures (other than detached single-family dwellings) be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. This standard is consistent with the City of San Francisco's Noise Element Policies for indoor residential use. The Department of Building Inspection (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies meet Title 24 standards regarding sound transmission. If determined necessary by DBI to assure that the design would meet the interior noise level goal, a detailed acoustical analysis of the exterior wall architecture/structure could be required. With compliance with Title 24 noise insulation requirements, the existing noise environment would have an insignificant effect on future occupants.

In summary, project-related noise, including traffic, construction, operational, and interior noise, would not result in significant environmental impacts. Therefore, noise effects are not discussed further in this EIR.

6. Air Quality

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Federal Clean Air Act (CAA), as amended, and the California Clean Air Act (CCAA) legislate ambient air standards and related air quality reporting systems for regional regulatory agencies to develop

mobile and stationary source control measures to meet the standards. The Bay Area Air Quality Management District (BAAQMD) is the primary responsible regulatory agency in the Bay Area for planning, implementing, and enforcing the federal and state ambient standards for criteria pollutants.³¹ Criteria air pollutants include ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter (PM₁₀ and PM_{2.5}) and lead.

The San Francisco Bay Area Air Basin encompasses the following counties: San Francisco, Alameda, Contra Costa, Marin, San Mateo, Napa and parts of Solano and Sonoma Counties. The basin has a history of air quality violations for ozone, carbon monoxide, and particulate matter and currently does not meet the state ambient air quality standards for ozone, PM₁₀, and PM_{2.5}.³² The BAAQMD has adopted air quality management plans over the years to address control methods and strategies to meet air quality standards, the latest being the *2005 Bay Area Ozone Strategy*.

Project Emissions

The proposed project would affect local air quality by increasing vehicular traffic on nearby streets, and by adding stationary emissions (mechanical equipment) to the project site. According to the BAAQMD, vehicles are the primary source of operational project-related emissions.³³ The BAAQMD has established thresholds for projects requiring its review for potential air quality impacts.³⁴ These thresholds are based on the minimum size projects that the BAAQMD considers capable of producing cumulative air quality problems due to vehicular emissions. The BAAQMD generally does not recommend a detailed air quality analysis for residential projects with fewer than 320 single-family or 510 multi-family units, or projects that would generate fewer than 2,000 vehicle trips per day. The proposed project, with a conservative estimate of 76 daily vehicle trips, would be below this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Sensitive Receptors

The same sensitive receptors to noise are considered sensitive receptors with respect to air quality. These include students, teachers and users of the play area at the Presidio Middle School. In addition, persons with asthma and other respiratory ailments are also more sensitive to air quality impacts. Thus, more generally, sensitive receptors in the surrounding residential neighborhood are children, the elderly, or the infirm. As a result, seniors or children, and other potentially sensitive receptors near the proposed project may be exposed to some limited airborne dust associated with the project demolition and ground-disturbance activities. As described below, the air quality impacts of construction and increased traffic volume would be less than significant. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

³¹ State and Federal air quality standards and the Bay Area's attainment status can be viewed on the BAAQMD website at <http://www.baaqmd.gov>.

³² Ibid.

³³ Bay Area Air Quality Management District, BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans, December 1999.

³⁴ Ibid, page 25.

Construction Emissions

Site preparation activities, such as excavation, grading, foundation construction, and other ground-disturbing construction activity would affect localized air quality during construction of the proposed project. The movement of heavy equipment would create fugitive dust (particulate matter including PM₁₀ and PM_{2.5}) and other pollutants related to diesel fuel combustion. Construction activities, in particular soil movement for foundation excavation and site grading lasting approximately five months, would create the potential for wind-blown dust adding particulate matter into the local atmosphere near the project site. Soil movement and site clearing construction activities, in particular, are anticipated to take approximately three weeks. Although more of a nuisance than a health hazard to most people, the dust could affect persons with respiratory diseases immediately downwind of the site, as well as any sensitive electronics or communications equipment. Seniors, children or other potentially sensitive receptors near the proposed project may be exposed to airborne dust associated with demolition and ground-disturbance activities. The BAAQMD, in its *CEQA Guidelines*, has identified a set of PM₁₀ and PM_{2.5} control measures for construction activities such as twice daily watering of exposed soil areas, daily sweeping of surrounding streets, covering of construction vehicle loads, and on-going construction truck maintenance to minimize exhaust emissions. In order to reduce the quantity of dust generated during site preparation and construction, the project sponsor has agreed to implement **Mitigation Measure AQ-1, page 104**. With implementation of Mitigation Measure AQ-1, the proposed project would have less than significant construction-related air quality impacts.

Objectionable Odors

The proposed project would include a continuation of religious/institutional uses as well as new residential uses on the project site. These uses are not expected to have the potential to create objectionable odors. No objectionable odors currently exist on site as observed on a site visit. Therefore, introducing new residents to the site would not expose them to objectionable odors.

In view of the above, air quality effects, including construction emissions, traffic emissions and objectionable odors, would not result in significant environmental impacts.

Greenhouse Gases and Climate Change

Greenhouse Gases

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as a driving force for global climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and anthropogenic activities, which alter the composition of the global atmosphere.

Individual projects contribute to the cumulative effects of climate change by emitting GHGs during demolition, construction and operational phases. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. (Ozone—not directly emitted, but formed from other gases—in the troposphere, the lowest level of the earth's atmosphere, also contributes to retention of heat.) While the

presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane, and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Carbon dioxide is the "reference gas" for climate change, meaning that emissions of GHGs are typically reported in "carbon dioxide-equivalent" measures. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs, with much greater heat-absorption potential than carbon dioxide, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.³⁵ Secondary effects are likely to include global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

The California Energy Commission (CEC) estimated that in 2004 California produced 500 million gross metric tons (about 550 million U.S. tons) of carbon dioxide-equivalent GHG emissions.³⁶ The CEC found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 23 percent and industrial sources at 13 percent.³⁷ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of the Bay Area's GHG emissions, accounting for just over half of the Bay Area's 85 million tons of GHG emissions in 2002. Industrial and commercial sources were the second largest contributors of GHG emissions with about one-fourth of total emissions. Domestic sources (e.g., home water heaters, furnaces, etc.) account for about 11 percent of the Bay Area's GHG emissions, followed by power plants at 7 percent. Oil refining currently accounts for approximately 6 percent of the total Bay Area GHG emissions.³⁸

Statewide Actions

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHG) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels.³⁹

³⁵ California Air Resources Board (ARB), 2006a. Climate Change website (<http://www.arb.ca.gov/cc/120106workshop/intropres12106.pdf>) accessed December 4, 2007.

³⁶ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

³⁷ California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 - Final Staff Report*, publication # CEC-600-2006-013-SF, December 22, 2006; and January 23, 2007 update to that report. Available on the internet at: <http://www.arb.ca.gov/cc/ccci/emsinv/emsinv.htm>.

³⁸ BAAQMD, *Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2002*, November 2006. Available on the internet at: http://www.baaqmd.gov/pln/ghg_emission_inventory.pdf.

³⁹ There are 12 exceptions to this requirement (e.g., emergency situations, military, adverse weather conditions, etc.), including: when a vehicle's power takeoff is being used to run pumps, blowers, or other equipment; when a vehicle is stuck in traffic, stopped at a light, or under direction of a police officer; when a vehicle is queuing beyond 100 feet from any restricted area; or when an engine is being tested, serviced, or repaired.

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

AB 32 establishes a timetable for the CARB to adopt emission limits, rules, and regulations designed to achieve the intent of the Act. CARB staff is recommending a total of 44 discrete early action measures.⁴⁰ Measures that could become effective during implementation of the proposed project could pertain to construction-related equipment operations. Some proposed early action measures will require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Applicable early action measures that are ultimately adopted will become effective during implementation of proposed project and could be subject to these requirements, depending on the proposed project's timeline.

Local Actions

San Francisco has a history of environmental protection policies and programs aimed at improving the quality of life for San Francisco's residents and reducing impacts on the environment. The following plans, policies and legislation demonstrate San Francisco's continued commitment to environmental protection.

San Francisco Sustainability Plan. In July 1997 the Board of Supervisors approved the Sustainability Plan for the City of San Francisco establishing sustainable development as a fundamental goal of municipal public policy.

The Electricity Resource Plan (Revised December 2002). San Francisco adopted the Electricity Resource Plan to help address growing environmental health concerns in San Francisco's southeast community, home of two power plants. The plan presents a framework for assuring a reliable, affordable, and renewable source of energy for the future of San Francisco.

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a GHG emissions reduction goal of 20 percent below 1990 levels by the year 2012. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions.⁴¹ The Climate Action Plan provides the context of climate change in San Francisco and examines strategies to meet the 20 percent greenhouse gas reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions are now in progress.

⁴⁰ California Air Resources Board, *Draft Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration*, September 2007.

⁴¹ San Francisco Department of the Environment and San Francisco Public Utilities Commission, *Climate Action Plan for San Francisco, Local Actions to Reduce Greenhouse Emissions*, September 2004.

LEED® Silver for Municipal Buildings. In 2004, the City amended Chapter 7 of the Environment code, requiring all new municipal construction and major renovation projects to achieve LEED® Silver Certification from the US Green Building Council.

Zero Waste. In 2004, the City of San Francisco committed to a goal of diverting 75 percent of its' waste from landfills by 2010, with the ultimate goal of zero waste by 2020. San Francisco currently recovers 69 percent of discarded material.

Construction and Demolition Debris Recovery Ordinance. In 2006 the City of San Francisco adopted Ordinance No. 27-06, requiring all construction and demolition debris to be transported to a registered facility that can divert a minimum of 65% of the material from landfills. This ordinance applies to all construction, demolition and remodeling projects within the City.

Greenhouse Gas Reduction Ordinance. In May 2008, the City of San Francisco adopted an ordinance amending the San Francisco Environment Code to establish City greenhouse gas emission targets and departmental action plans, to authorize the Department of the Environment to coordinate efforts to meet these targets, and to make environmental findings. The ordinance establishes the following greenhouse gas emission reduction limits for San Francisco and the target dates to achieve them: Determine 1990 City greenhouse gas emissions by 2008, the baseline level with reference to which target reductions are set;

- Reduce greenhouse gas emissions by 25 percent below 1990 levels by 2017;
- Reduce greenhouse gas emissions by 40 percent below 1990 levels by 2025; and
- Reduce greenhouse gas emissions by 80 percent below 1990 levels by 2050.

The ordinance also specifies requirements to City departments to assess and report to the Department of the Environment, GHG emissions associated with their activities and activities regulated by them, and prepare recommendations to reduce emissions. As part of this, the San Francisco Planning Department is required to update and amend the City's applicable General Plan elements to include the emissions reduction limits set for this ordinance and policies to achieve those targets; consider a project's impact of the City's GHG reduction limits specified in this ordinance as part of its review under CEQA; and work with other City departments to enhance the "transit first" policy to encourage a shift to sustainable modes of transportation thereby reducing emissions and help achieve the targets set forth by this ordinance.

The City has also passed ordinances to reduce waste from retail and commercial operations. Ordinance 295-06, the Food Waste Reduction Ordinance, prohibits the use of polystyrene foam disposable food service ware and requires biodegradable/compostable or recyclable food service ware by restaurants, retail food vendors, City Departments and City contractors. Ordinance 81-07, the Plastic Bag Reduction Ordinance, requires stores located within the City and County of San Francisco to use compostable plastic, recyclable paper and/or reusable checkout bags.

The San Francisco Planning Department and Department of Building Inspection have also developed a streamlining process for Solar Photovoltaic (PV) Permits and priority permitting mechanisms for projects pursuing LEED® Gold Certification.

Each of the policies and ordinances discussed above include measures that would decrease the amount of greenhouse gases emitted into the atmosphere and decrease San Francisco's overall contribution to climate change.

Impacts

The proposed project would increase the activity onsite by demolishing the existing St. Peter's Episcopal Church, renovating two existing buildings on the project site (Parish Hall and Rectory); and constructing a new 20-unit housing development in the general location of the existing church. Since the church-related operations are relocating on the same site, there would be no increase in GHG emissions resulting from this ongoing existing use. Therefore, the proposed project's contribution to long-term increases in GHG emissions would result from the added residential use and related traffic increases and the church-related emissions are not included in the following impact analysis. In particular, the proposed project would contribute to long-term increases in GHGs as a result of traffic increases (mobile sources) and residential operations associated with heating, energy use and solid waste disposal (area sources). Direct project emissions of carbon dioxide equivalents (CO₂-eq) (including CO₂, N₂O, and CH₄ emissions) include 119 tons of CO₂-eq/ year from transportation and 46 tons of CO₂-eq /year from heating, for a total of 165 tons of CO₂-eq/ year of project-emitted GHGs. The project would also indirectly result in GHG emissions from off-site electricity generation at power plants (approximately 39 tons of CO₂-eq/year) and from anaerobic decomposition of solid waste disposal at landfills, mostly in the form of methane (approximately 14 tons of CO₂-eq/ year), for a GHG emissions total of approximately 218 tons of CO₂-eq/year. This represents approximately 0.00025 percent of total Bay Area GHGs emitted in 2002.⁴²

The project's incremental increases in GHG emissions associated with traffic increases and residential heating, electricity use, and solid waste disposal would contribute to regional and global increases in GHG emissions and associated climate change effects. Although neither the BAAQMD nor any other agency has adopted significance criteria or methodologies for estimating a project's contribution of GHGs or evaluating its significance. However, the proposed project would not generate sufficient emissions of GHGs to contribute considerably to the cumulative effects of GHG emissions such that it would impair the state's ability to implement AB32, nor would the proposed project conflict with San Francisco's local actions to reduce GHG emissions.

In recognition of the importance of climate change and its impacts on the environment, the State of California Attorney General's office has compiled a list of greenhouse gas reduction measures that could be applied to a diverse range of projects.⁴³ The proposed project would meet the intent of many of the greenhouse gas reduction measures identified by the Attorney General's office: (1) As infill development, the project would be constructed in an urban area with good transit access, reducing vehicle trips and vehicle miles traveled, and therefore the project's transportation-related GHG emissions would tend to be less relative to the same amount of population and employment growth elsewhere in the Bay Area, where transit service is generally less available than in the central city of San Francisco;⁴⁴ (2) As new construction, the proposed project would be required to meet California Energy Efficiency Standards for Residential and Nonresidential Buildings, helping to reduce future energy demand as well as reduce the

⁴² The Bay Area Air Quality Management District reported regional Bay Area GHGs emissions in 2002 at approximately 85 million CO₂-eq tons.

⁴³ State of California, Department of Justice, "The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level." Updated 3/11/08. Available at: http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf. Accessed 04/11/2008.

⁴⁴ The California Air Pollution Control Officer's, *CEQA and Climate Change* (January 2008) white paper identifies infill development as yielding a "high" emissions reduction score (between 3-30%). This paper is available online at: <http://www.capcoa.org/ceqa/CAPCOA%20White%20Paper%20-%20CEQA%20and%20Climate%20Change.pdf>. Accessed April 15, 2008.

project's contribution to cumulative regional GHG emissions; (3) the proposed project would also be required to comply with the Construction Demolition and Debris Recovery Ordinance (Ordinance No. 27-06), requiring at least 65% of all construction and demolition material to be diverted from landfills; and (4) the proposed project would preserve existing street trees and plant an additional three street trees, regulating outdoor temperatures and aiding in carbon sequestration.⁴⁵

In light of the above and state and local efforts to reduce greenhouse gas emissions, the proposed project would not emit a substantial amount of greenhouse gases nor contribute significantly to global climate change.

7. Wind and Shadow

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wind

Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Since the proposed project would not be substantially taller than nearby buildings, it would not result in adverse effects on ground-level winds.

Therefore, wind effects are not discussed further in this EIR.

Shadow

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission, with recommendation from the Recreation and Parks Commission, finds the impact to be insignificant. The height of the renovated Parish Hall and Rectory would be unchanged at approximately 35 feet, while the new residential building would have a height of 28 feet to the roof of the top occupied floor and a height of 37 feet to the top of the stair penthouses. Therefore, no

⁴⁵ Carbon sequestration is the capture and long-term storage of carbon dioxide before it is emitted into the atmosphere.

project-specific shadow analysis is required, and the proposed project would not result in significant shadow impacts to Section 295 properties.

The proposed project would add new shade to portions of the project site as well as to surrounding properties. The areas that would be shaded by the proposed project would vary over the course of day and year. However, in general, shadow would occur to the west (across 29th Avenue) in the mornings, to the north around noontime, and to the east in the afternoon. Because the project site is located directly across the street from a Presidio Middle School classroom building, the blacktop playground area, located further south, would not be expected to be impacted by any shadow that would be cast by the proposed project. Moreover, because of the height of the proposed residential building and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. Although residents may regard the increase in shadow during any time of the year an inconvenience, the limited amount of increase in shading would not be considered a significant or adverse impact under CEQA.

Therefore, shadow effects are not discussed further in this EIR.

8. Recreation

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The San Francisco Recreation and Park Department administers more than 200 parks, playgrounds, and open spaces throughout the City. System recreation facilities also include 15 recreation centers, 9 swimming pools, 5 golf courses, and more than 300 athletic fields, tennis courts, and basketball courts.⁴⁶ As indicated in the Setting, nearby recreational facilities and open spaces include a blacktop play area across the street from the subject property at the Presidio Middle School, the Dupont Tennis Courts on 30th Avenue and Lincoln Park, located about one-quarter-mile northwest of the project site. In combination, the recreational facilities nearby provide children's play structures, basketball courts, tennis

⁴⁶ San Francisco Recreation and Park Department, http://www.parks.sfgov.org/site/recpark_index.asp?id=24168, accessed December 4, 2007; San Francisco Recreation and Park Department, Recreation Assessment Report, August 2004, page 21, at http://www.parks.sfgov.org/wcm_recpark/Notice/SFRP_Summary_Report.pdf, accessed December 4, 2007.

courts, picnic areas and passive recreational areas. In addition, the project site is within close proximity to the area designated by the *General Plan* Recreation and Open Space Element as the Northwestern Shoreline. The Northwestern Shoreline is located in the northwestern quadrant of the city and contains recreational facilities such as the Lincoln Park, China Beach, and the Presidio Shoreline. Lincoln Park (including the Lincoln Park Municipal Golf Course) is located at Clement and 34th Streets and includes a playground, golf course, and passive recreational areas. China Beach is located near the intersection of 29th Avenue and El Camino Del Mar and includes picnic tables, barbecue pits, and restrooms facilities. The Presidio Shoreline generally refers to the area that surrounds The Presidio, and is located within the northwestern quadrant of San Francisco. This area includes various beaches, hiking trails, and historic resources, such as Sutro Baths, the Cliff House, and the Legion of Honor Museum.

The project would result in an estimated population increase of about 26 permanent residents at the subject property. While these additional residents may use surrounding parks and recreational facilities, the demand associated with the project's residential use is not likely to result in the need to expand or construct new facilities nor would the use of the aforementioned recreational facilities and parks by project residents cause physical deterioration of these spaces.

As such, recreation effects are considered less than significant and are not discussed further in this EIR.

9. Utilities and Service Systems

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is well served by existing utilities and public services including wastewater collection and transfer, storm water drainage, solid waste collection and disposal, police and fire services, and power, water, and communication facilities. The proposed project would increase demand for and use of public services and utilities on the site and would add to cumulative water and energy consumption, but not in excess of amounts projected by agencies responsible for management of those services and utilities.

Wastewater

The project site is served by San Francisco's combined sewer system, which handles both sewage and storm water runoff. No major new sewer construction would be needed to serve the proposed project and extension of a sewer trunk line with capacity to serve new development beyond the proposed project would not be required. Wastewater treatment for the west side of the City is provided by the Oceanside Treatment Plant. The project would meet wastewater pre-treatment requirements of the San Francisco Public Utilities Commission, as required by the San Francisco Industrial Waste Ordinance.⁴⁷

Because impervious surfaces in built environments comprise entirely the storm water runoff, and the project site is currently covered with impervious surfaces, the proposed project would have little effect on the total storm water volume discharged through the combined sewer system. Storm water runoff (as opposed to sewage) comprises the majority of the total flow treated by the City's combined sewer system, and the sewage generated by the project's estimated 26 permanent residents would be a fractional amount of the sewage generated by the City's inhabitants. For these reasons the proposed project would not result in a substantial increase in demand for wastewater treatment and thus, would result in a less than significant impact.

Water

The proposed project would incrementally increase the demand for water in San Francisco. The new construction would be designed to incorporate water-conserving measures, such as low-flush toilets, as required by the California State Building Code Section 402.0(c). The projected water consumption for the proposed project was assumed in the San Francisco Public Utilities Commission's 2005 Urban Water Management Plan and an adequate water supply would be available for the proposed project.⁴⁸ Since the proposed project would have sufficient water supply available from existing entitlements, it would result in a less than significant project-specific and cumulative water impact.

⁴⁷ City and County of San Francisco, San Francisco Municipal Code (Public Works), Ordinance No. 19-29, Part II, Chapter X, Article 4.1 (amended), January 13, 1992.

⁴⁸ The SFPUC's 2005 Urban Water Management Plan is based on data presented in, Association of Bay Area Governments, *Projections 2002: Forecasts for the San Francisco Bay Area to the Year 2025*, which includes all known or expected development projects in San Francisco through the Year 2025.

Solid Waste

According to the California State Integrated Waste Management Act of 1989, San Francisco is required to adopt an integrated waste management plan, implement a program to reduce the amount of waste disposed, and have its waste diversion performance periodically reviewed by the Integrated Waste Management Board. Reports filed by the San Francisco Department of the Environment showed the City generated 1.88 million tons of waste material in 2002. Approximately 63 percent (1.18 million tons) was diverted through recycling, composting, reuse, and other efforts while 700,000 tons went to a landfill. The diversion percentage increased in 2002 from 52 percent in 2001. Additionally, the City has a goal to divert most (75 percent) of its solid waste (through recycling, composting, etc.) by 2010 and to divert all waste by 2020.

Sunset Scavenger Company and Golden Gate Disposal and Recycling, subsidiaries of Norcal Waste Systems, Inc.(Norcal), provide residential and commercial garbage and recycling collection services to San Francisco. These companies transport solid waste that is not recycled to a transfer station in the southeast sector of San Francisco that is operated by SF Recycling and Disposal, another subsidiary of Norcal. Non-recyclables are disposed of at the Altamont Landfill in Alameda County, where the disposal is subject to federal, state and local solid waste regulations. The Altamont Landfill has a permitted maximum disposal of 6,000 tons per day and received about 1.34 million tons of waste in 2002 (the most recent year reported by the State). The total permitted capacity of the landfill is more than 124 million cubic yards; with this capacity, the landfill can operate until 2025. Although the proposed project would incrementally increase total waste generation from the City, the increasing rate of diversion through recycling and other methods would result in a decreasing share of total waste that requires deposition into the landfill. Given this, and given the long-term capacity available at the Altamont Landfill, the solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would result in a less than significant solid waste generation impact.

For the reasons discussed above, utilities and service systems would not be adversely affected by the project, individually or cumulatively, and there would be no significant impact.

10. Public Services

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fire Protection

The project site receives fire protection services from the San Francisco Fire Department (SFFD). Fire stations located near the project site include Station 14, at 26th Avenue and Geary Boulevard (approximately three blocks from the project site) and Station 34 at 41st Avenue and Geary Boulevard (twelve blocks from the project site). The SFFD is made up of 1,629 uniformed firefighters, paramedics, officers, and inspectors. The SFFD has adequate personnel to meet the needs of the residents and visitors to San Francisco.

Although the proposed project would increase the number of calls received from the area or the level of regulatory oversight that must be provided as a result of the increased concentration of activity on site, the increase in responsibilities would not be substantial in light of existing demand for fire protection services.

Furthermore, the proposed project would be required to comply with all applicable building and fire codes, which establish requirements pertaining to fire protection systems, including, but not limited to, the provision of state-mandated smoke alarms, fire alarm and sprinkler systems, fire extinguishers, required number and location of egress with appropriate distance separation, and emergency response notification systems. Since the proposed project would be required to comply with all applicable building and fire codes, and the proposed project would result in an incremental increase in demand, it would not result in the need for new fire protection facilities, and would not result in significant impacts to the physical environment. Hence, the proposed project would have a less than significant impact on fire protection services.

Police Protection

The proposed project would result in a more intensive use of the project site than currently exists, and would therefore incrementally increase police service calls in the project area. Police protection is provided by the Richmond Police Station located at 6th Avenue and Geary Boulevard, approximately 23 blocks from the project site. Although the proposed project could increase the number of calls received from the area or the level of regulatory oversight that must be provided as a result of the increased concentration of activity on site, the increase in responsibilities would not likely be substantial in light of existing demand for police and fire protection services. Additionally, the Mayor's 2006-2007 Budget includes an eight percent funding increase for policing services in San Francisco, including the hiring of up to 98 additional police officers and support staff.⁴⁹ Given staffing and funding increases in city-wide personnel, the Richmond Station would be able to provide the necessary police services and crime prevention in the area. Meeting this additional service demand would not require the construction of new police facilities. Hence, the proposed project would have a less than significant impact on police services.

Schools

Nearby public schools include Alamo Elementary School (23rd Avenue, between California and Clement Streets, about seven blocks from the project site), Presidio Middle School (29th Avenue, between Geary Boulevard and Clement Street, across the street from the project site), and George Washington High School (32nd Avenue, between Geary Boulevard and Balboa Street, about four blocks from the project

⁴⁹ Gavin Newsom, City and County of San Francisco. *Mayor's Proposed Budget 2006-2007*.

site). The proposed project is intended to serve developmentally disabled adults, and would not, therefore, be expected to introduce new students at the project site.

In summary, while the proposed project would incrementally increase the demand for public services on the site, such increase would not be in excess of amounts expected and provided for in the project area. In light of the above, public services would not be adversely affected by the project, individually or cumulatively, and there would be no significant effects with respect to public services.

As such, public services are not discussed further in this EIR.

11. Biological Resources

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would have no effect on riparian habitat or federally protected wetlands. It would not conflict with a Habitat Conservation Plan or Natural Community Conservation Plan, as no such plans have been adopted that include the subject property. Therefore, significance criteria 11 (b), (c), and (f) are not applicable to the proposed project.

The project site is in a developed urban area and does not support or provide habitat for any rare or endangered wildlife species. No known rare, threatened, or endangered species are known to exist in the project vicinity. No other important biological resources exist on the site. The project would not affect plant or animal habitats. The project would not interfere with any resident or migratory species.

Although the urban levels of noise and disturbance at the project site likely preclude nesting activities for many special-status birds, potential nesting habitat occurs for common passerine birds, such as the mocking bird, the dark-eyed junco and the rock pigeon (also known as the rock dove). California Department of Fish and Game Code 3503 protects the needless destruction of nests or eggs of passerine bird species, excluding English sparrow and European starling. No raptors are likely to nest at the project site. Demolition activities could cause nest abandonment and death of young or loss of reproductive potential at active nests located near the building. In addition, removal of trees or other vegetation could result in direct losses of nests, eggs, or nestlings. Such impacts on special-status birds would be considered significant if active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) takes place during the breeding season (February 1 through August 31). However, implementation of Mitigation Measure BIO-1, on page 105 would reduce impacts on breeding birds to a less than significant level.

The San Francisco Board of Supervisors has adopted legislation that amended the City's Urban Forestry Ordinance, *Public Works Code* Sections 801 et seq., to require a permit from the DPW to remove any protected trees.⁵⁰ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. No protected trees exist on the project site, although the site does contain ornamental bedding plants and bushes and a small bottlebrush shrub (*Calistemon citrinus*) in the rear yard. As part of the proposed project, the ornamental bedding plants would be removed during the construction phase and cared for by congregation members, then replanted at the site following completion of construction. In addition, the proposed project would plant four new street trees along the 29th Avenue sidewalk as well as four new trees along the project site's eastern edge (in the rear yard of the proposed housing). Therefore, the proposed project would not result in any adverse impacts to protected trees.

Based upon the above, no further biological analyses are required, and the project would not result in any significant effect with regard to biological resources, nor would the project contribute to any potential cumulative effects on biological resources. Therefore, biological resources are not discussed further in this EIR.

⁵⁰ Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

12. Geology and Soils

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the water quality section of this EIR, the proposed project would connect to the City's sewer and stormwater collection and treatment system and would not use a septic disposal system. Therefore, significance criteria 12(e) is not applicable to the proposed project. The project site slopes downward toward the northeast at a slope of approximately 20 feet to 1 foot (horizontal: vertical).⁵¹ The project does not propose to substantially alter the existing topography nor does the site contain any unique geologic or physical features. Therefore, significance criteria 12(f) is not applicable.

⁵¹ Earth Mechanics Consulting Engineers, *Geotechnical Investigation for the Proposed Apartment Building at 420-430 29th Avenue, San Francisco, California*, November 23, 2006. This memorandum is available for review by appointment in Project File No. 2006.0881E at the Planning Department, Fourth Floor, 1650 Mission Street, Suite 400, San Francisco.

Seismically-Induced Hazards

The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. The project site is located in an area subject to ground shaking with nonstructural damage (Level VII) along the San Andreas and Northern Hayward Fault in the San Francisco Bay Area (Maps 2 and 3 of the Community Safety Element). It is likely that the project site would experience periodic minor earthquakes, and possibly a major (moment magnitude [Mw] greater than 7) earthquake, on one or more of the nearby faults during the life of the proposed development.⁵² The project site is located approximately 7 kilometers from the San Andreas Fault, 11 kilometers from the San Gregorio Fault, and between 23-32 kilometers from the Hayward Fault (north and south segments, respectively). The Working Group for California Earthquake Probabilities estimated a 70 percent probability of an earthquake of Mw 6.7 or greater occurring on one of the major faults in the Bay Area within the next 30 years.

The project site is not within a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco *General Plan* (Map 4), and is not designated as having potentially liquefiable soils on a map titled *Zones of Liquefaction Potential, City and County of San Francisco*, published by the California Department of Conservation, Division of Mines and Geology (CDMG). In addition, a map prepared by CDMG for the City and County of San Francisco in 2000 does not indicate that the project site lies within an area of potential earthquake-induced landslides.

The project site is not in an area subject to landslide, tsunami run-up, or reservoir inundation hazards (Maps 5, 6, and 7 of the Community Safety Element).⁵³

Unreinforced Seismic Building Retrofit Program

As discussed in Chapter III. B Historic Architectural Resources, the City adopted the Unreinforced Masonry Building (UMB) Seismic Retrofit Program in 1993. Buildings strengthened according to the UMB Ordinance are intended to avoid or substantially reduce loss of life and serious injury to occupants due to structural failure in an earthquake, but may not fully comply with current codes for new construction. As a result, even if brought into compliance with the UMB Ordinance, these buildings are nonetheless expected to sustain damage because strengthening in accordance with the UMB Ordinance does not result in structural integrity akin to that of new construction.

The unreinforced masonry church building on the subject property has been given a rating of Risk Level IV, which generally applies to buildings that are located in outlying areas (i.e., not in the Downtown or South of Market Areas) with masonry bearing walls. Risk Level IV buildings were required to have seismic upgrades or demolitions completed by February 2006. The Department of Building Inspection (DBI) has issued an Abatement Order that requires the property owner to obtain a permit to undertake the requisite seismic upgrade work or to demolish the building, and to date the work has not been completed; the proposed project is partially a response to that Abatement Order. Until the identified hazard on the project site is either abated through seismic upgrades outlined in the UMB Ordinance or

⁵² Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

⁵³ City and County of San Francisco, San Francisco *General Plan*, "Community Safety Element." April 1997.

through demolition of the unreinforced masonry building, the property owner is considered to be in violation of the UMB Ordinance.

Geotechnical Recommendations

According to the geotechnical investigation prepared for the project, the proposed residential building could be supported on a conventional spread footing foundation. If spread footings were to cover a substantial portion of the building area, a mat foundation could also be used as an alternative to reduce forming and steel bending costs. Drilled piers may be used to support heavy, concentrated loads, or for shoring and underpinning, if required.⁵⁴ Soils grouting may also be employed.⁵⁵

To ensure compliance with all provisions of the San Francisco *Building Code* (*Building Code*) regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine necessary engineering and design features for the project to reduce potential damage to structures from groundshaking and other seismic hazards. Therefore, potential damage to structures from geologic hazards on a project site would be mitigated through the DBI review of the building permit application pursuant to its implementation of the *Building Code*.

For all of the above reasons, the proposed project would not result in a significant impact related to geology and soils, and these impacts are not discussed further in this EIR.

13. Hydrology and Water Quality

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁵⁴ Earth Mechanics Consulting Engineers, *Geotechnical Investigation for the Proposed Apartment Building at 420-430 29th Avenue, San Francisco, California*. This memorandum is available for review by appointment in Project File No. 2006.0881E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco.

⁵⁵ Treadwell & Rollo, *Geotechnical Investigation: Renovation and Seismic Upgrade, St. Peter's Episcopal Church, San Francisco, California*. May 4, 1999. This study is also available for review, as stated above, as part of Case File No. 2006.0881E.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property is not in an area of tsunami run-up or reservoir inundation hazards (Maps 6 and 7 in the *General Plan's* Community Safety Element). Therefore, significance criteria 13 (i), and 13(j) noted above are not applicable to the proposed project.

The City of San Francisco does not currently participate in the National Flood Insurance Program (NFIP) and no flood maps are published for the City. The Federal Emergency Management Agency (FEMA) is revising Flood Insurance Rate Maps (FIRMs), which support the NFIP, for San Francisco Bay Area communities. As part of this effort, FEMA plans to prepare a FIRM for the City and County of San Francisco for the first time. On September 21, 2007, FEMA issued a preliminary FIRM of San Francisco. The preliminary map is for review and comment only; FEMA anticipates that the final map will be published in September 2008.⁵⁶ FEMA has tentatively identified special flood hazard areas (SFHAs)⁵⁷ along the City's shoreline in and along the San Francisco Bay consisting of "A zones" (areas subject to inundation by tidal surge) and "V zones" (areas subject to the additional hazards that accompany wave action). According to the preliminary map, the project site is not within an A zone or a V zone.⁵⁸ In addition, there are no natural waterways within or near the project site that could cause stream-related flooding.

⁵⁶ City and County of San Francisco, Office of the City Administrator, National Flood Insurance Program Flood Sheet, http://www.sfgov.org/site/uploadedfiles/risk_management/factsheet.pdf, accessed November 12, 2007.

⁵⁷ A special flood hazard area is the flood plain that is at risk from the 100-year flood (a flood having a one-percent chance of occurrence in a given year).

⁵⁸ Federal Emergency Management Agency, Preliminary Flood Insurance Rate Map, City and County of San Francisco, California, Panel 120, September 21, 2007, available on the Internet at http://www.sfgov.org/site/uploadedimages/risk_management/j120A.jpg, accessed December 14, 2007.

Additionally, the proposed project would not substantially increase the amount of impervious surface on site, and therefore, would not contribute to localized flooding. Therefore, no impacts related to placement of housing or other structures in a 100-year flood zone would occur, and this topic will not be discussed further in this EIR.

The proposed project would not substantially degrade water quality or contaminate a public water supply. All sanitary wastewater from the proposed building and storm water runoff from the project site would flow into the City's combined sewer system, to be treated at the Oceanside Treatment Plant prior to discharge into San Francisco Bay. Treatment would be provided pursuant to the effluent discharge limitations set by the Plant's National Pollutant Discharge Elimination System (NPDES) permit. During construction and operation, the proposed project would comply with all local wastewater discharge requirements.

The groundwater, which fluctuates with the seasons, is estimated to occur at a depth of approximately 30 feet below ground surface at the project site.⁵⁹ However, the geotechnical investigation did not encounter groundwater at the maximum depth explored (31 feet). The housing component of the proposed project would involve excavation of up to 1,800 cu. yd. of soil. The deepest point of excavation would be 14 feet below the sidewalk level, beneath the new free-standing elevator. Due to the depth of the groundwater under the site, encountering groundwater during construction is unlikely and there would be no need for dewatering during construction. However, any groundwater encountered during construction of the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Systems Planning, Environment, and Compliance of the SFPUC must be notified of projects necessitating dewatering, and may require water analysis before discharge. Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. The report would contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, DPW would require that a Special Inspector (as defined in Article 3 of the *Building Code*) be retained by the project sponsor to perform this monitoring.

At present, the project site is almost completely covered by the impervious surfaces of the existing buildings, with the exception of the site's small courtyard and front setback area. Under project conditions, the footprint of the Parish Hall and Rectory structures would not change (with the exception of the addition of a free-standing elevator shaft between the two buildings). However, the footprint of the housing development would be larger than the existing church footprint, and would therefore eliminate most of the existing open courtyard. Therefore, the area of impervious surface on the project site would increase slightly, but not to a degree that would noticeably impact the overall infiltration and groundwater recharge quantities in the project area.

⁵⁹ DeLisle, M. *Map Showing Generalized Areas Contours on the Groundwater Surface on a Portion of the San Francisco North 7.5' Quadrangle*, unpublished map by the California Division of Mines and Geology and cited in Earth Mechanics Consulting Engineers, *Geotechnical Investigation for the Proposed Apartment Building at 420-430 29th Avenue, San Francisco, California*. This report is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco as part of Case File No. 2006.0881E.

Groundwater is not used as a drinking water supply in the City and County of San Francisco, and the proposed project would not substantially adversely affect a public water supply or water resource. The quantity and rate of storm water runoff from the project site that flows into the City's combined sewer system would not increase. Because storm water flows from the proposed project could be accommodated by the existing combined sewer system, and because there would not be an expected increase in storm water flows, the proposed project would not cause substantial flooding or erosion. As discussed below, requirements to reduce erosion would be implemented during construction.

Soil would be exposed during site preparation. During construction, requirements to reduce erosion would be implemented pursuant to *Building Code*, Chapter 33, Excavation and Grading.

Based on the information presented above, there would be no significant water quality, groundwater, flooding, or erosion impacts from the proposed project, and these impacts are not assessed further in this EIR.

14. Hazards and Hazardous Materials

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A Phase I Environmental Site Assessment (ESA) for the project site was prepared in May 2006, and is summarized here.⁶⁰

The Phase I ESA was conducted to identify possible environmental concerns related to on-site or nearby chemical use, storage, handling, spillage, and/or on-site disposal, with particular focus on potential degradation of soil or groundwater quality. The Phase I ESA also addressed past and present land use and operating practices at and near the site, and the potential for migration of chemicals, contaminants, and toxics onto the site from reported chemical releases on properties in the vicinity of the site.

The Phase I ESA indicates that the 1899 Sanborn map shows the subject property as vacant, undeveloped land. The first developed use of the subject property is indicated on the 1915 Sanborn Map, which shows the site as occupied by the St. Peter's Episcopal Church. The Rectory and Parish Hall on the subject property were built in 1921 and 1926, respectively. According to the ESA, all three buildings utilized gas-fed heating systems including a gas-fed boiler for the church. There is no evidence of underground storage tanks onsite. The use of the project site has not changed since this time.

A search of public databases of hazardous materials release was performed for the area within a one-mile radius of the subject property. The project site was not listed in public databases of hazardous materials releases within a one-mile radius of the site. Nearby uses have been primarily residential, though commercial land uses are located to the north and south of the project site on Clement Street and Geary Boulevard, respectively. Historically, there have been a number of auto stations and dry cleaning sites within roughly one-quarter mile of the subject property. These sites are listed in the Phase I ESA; however, the Phase I ESA presents no violations or documented subsurface contamination from these facilities. Additionally, the Phase I ESA indicates that all sites listed within a one-quarter-mile radius with documented leaking underground storage tanks or subsurface contamination have been closed with the appropriate lead agency, and no active cases are listed. Accordingly, the Phase I ESA concludes that the potential for recognized environmental conditions at the subject property from off-site sources is minimal.

The project site falls outside the boundary of the City and County of San Francisco Ordinance 253-86 (Maher Ordinance); the proposed project, therefore, would not be subject to this ordinance.⁶¹

Additionally, the project site is not within the vicinity of a private airstrip, an airport land use plan, or within two miles of a public airport. Therefore, significance criteria 14(e) and 14(f) would not be applicable to the proposed project.

⁶⁰ SCA Environmental Inc., *Phase I Environmental Site Assessment 420-430 29th Avenue prepared for Episcopal Community Services of San Francisco*, May 2006. This report is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2006.0881E.

⁶¹ Article 22A of the San Francisco Health Code (previously referred to as the Maher Ordinance) encompasses the area of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The Article 22A requires that soils be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed.

Based on the historical information summarized in the Phase I ESA, there are no past uses of the subject property that indicate a potential for adverse environmental conditions at the project site. The Phase I ESA did, however, find that the project site may contain asbestos building materials, lead based paints, polychlorinated biphenyls (PCBs)- containing light ballasts in fluorescent light fixtures and mercury containing items. These items are discussed below.

Hazardous Building Materials

Building Asbestos

Asbestos-containing materials may be found within the existing building proposed for demolition (Sanctuary) and well as within the buildings proposed for renovations (Parish Hall and Rectory). Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. BAAQMD randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any asbestos removal operation for which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 sf or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, DBI would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead-based Paint

Lead-based paint may be found in the existing buildings proposed for demolition (Sanctuary) and well as within the buildings proposed for renovations (Parish Hall and Rectory). Demolition must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Exterior Lead-Based

Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total sf of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection (DBI), of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco *Building Code* would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a level of insignificance.

Other Potential Hazardous Materials and Operational Impacts

Project demolition could result in an inadvertent release of mercury and PCBs that could expose construction workers, occupants, or visitors to these substances, which could result in various adverse health effects if exposure were of sufficient quantity. Although abatement programs similar to those described for asbestos and lead-based paint have not been adopted for PCB and mercury testing and cleanup, items containing PCBs and mercury that are intended for disposal must be managed as hazardous waste and must be handled in accordance with OSHA worker protection requirements. Implementation of Mitigation Measure No. HAZ-1, page 106, would reduce impacts of potentially hazardous building materials containing PCBs and mercury to a less than significant level.

During operation the proposed project would involve residential and institutional land uses that would require relatively small quantities of hazardous materials for routine cleaning and sanitizing purposes. Therefore, the project would likely result in the use of common types of hazardous materials such as cleaners and disinfectants. All of these products are labeled to inform users of risks, and to instruct them in proper disposal methods. Most of these materials are consumed or neutralized through use, resulting in little hazardous waste, and would therefore not pose a substantial public health or safety hazard.

Emergency Response Plans

San Francisco ensures fire safety primarily through provisions of the *Building Code* and the *Fire Code*. Existing buildings are required to meet standards contained in these codes. In addition, the final building plans for any new residential project greater than two units are reviewed by the San Francisco Fire Department (as well as DBI), in order to ensure conformance with these provisions. The proposed project would conform to these standards, including development of an emergency procedure manual and an exit drill plan. In this way, potential fire hazards (including those associated with hydrant water pressure and emergency access) would be mitigated during the permit review process.

Because the proposed project would not result in potentially significant effects related to hazards or hazardous materials, this topic is not discussed further in this EIR.

15. Mineral and Energy Resources

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mineral Resources

The project site is located entirely in an area designated as Mineral Resource Zone (MRZ) MRZ-4 (MRZ-4) by the California Division of Mines and Geology (CDMG) under the Surface Mining and Reclamation Act of 1975 (CDMG, Open File Report 96-03 and Special Report 146 Parts I and II). This designation indicates that there is inadequate information available for assignment to any other MRZ, and thus the site is not designated as an area of significant mineral deposits. Since the project site is already developed, future evaluation or designation of this area would not affect development of this project. Moreover, there

are no operational mineral resource recovery sites in the project area whose operations or accessibility would be affected by the construction and operation of the project. As such, the proposed project would not impact mineral resources, and significance criteria 15(a) and 15(b) are not applicable to this project.

Energy and Other Natural Resources

Regarding energy conservation, new buildings in San Francisco are required to conform to conservation standards specified by Title 24 of the California Code of Regulations. Documentation showing compliance with these standards is submitted with the application for the building permit. Title 24 is enforced by the Department of Building Inspection. The proposed project would meet the current state and local codes concerning energy consumption and would not result in a wasteful use of energy.

San Francisco consumers have experienced rising energy costs and uncertainties regarding the supply of electricity. The root causes of these conditions are under investigation and are the subject of much debate. Part of the problem may be that the State does not generate sufficient energy to meet its demand and must import energy from outside sources. Another part of the problem may be the lack of cost controls as a result of deregulation. The California Energy Commission (CEC) is currently considering applications for the development of new power-generating facilities in San Francisco, the Bay Area, and elsewhere in the State. These facilities could supply additional energy to the power supply "grid" within the next few years. These efforts, together with conservation, would be part of the statewide effort to achieve energy sufficiency. The project-generated demand for electricity would be negligible in the context of overall demand within San Francisco and the State, and would not in and of itself require a major expansion of power facilities. Therefore, the energy demand associated with the proposed project would not result in a significant physical environmental effect or contribute to a cumulative impact.

The proposed project would therefore not have a significant project-specific or cumulative effect on mineral or energy resources, and these topics will not be discussed further in this EIR.

16. Agricultural Resources

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.					
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within an urbanized area of San Francisco. The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the site as "Urban and Built-up Land."⁶² Because the project site does not contain agricultural uses and is not zoned for such uses, the proposed project would not convert any prime farmland, unique farmland, or Farmland of Statewide Importance to non-agricultural use, and it would not conflict with existing zoning for agricultural land use or a Williamson Act contract, nor would it involve any changes to the environment that could result in the conversion of farmland. Accordingly, significance criteria 16(a), 16(b), and 16(c) are not applicable to the proposed project.

17. Mandatory Findings of Significance

The following questions in the City's Initial Study Checklist are intended to determine whether a proposed project would result in any potentially significant impact that would automatically trigger the requirement to prepare an EIR, regardless of whether any potentially significant impact(s) would arise under the specific environmental topic areas included in the Checklist.

The proposed project has the potential to eliminate important examples of California history through the demolition of a building eligible for listing on the National Register of Historic Places, which would have both a project-level and cumulative level impact on historic resources. This EIR addresses this issue in Chapter III.B, *Historic Architectural Resources*. The proposed project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals, or cause substantial adverse effects on human beings, either directly or indirectly. Therefore, these issues are not addressed any further in this EIR.

⁶² California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Survey Cycle Year 2004 Data, November 2006.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
Would the project:					
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHAPTER V

Mitigation Measures

In the course of project planning and design, measures have been identified that would reduce or eliminate potentially significant environmental impacts of the proposed project. Some of these measures have been, or would be, voluntarily adopted by the project sponsor or project architect and contractor and thus are proposed as part of the project; some are identified in this EIR and have been agreed to by the project sponsor where indicated. Implementation of some may be the responsibility of other agencies.

There are several items required by law that would serve to mitigate potential significant impacts; they are summarized here for informational purposes. These measures include: prohibition on the use of mirrored glass on the building to reduce glare, as per City Planning Commission Resolution 9212; limitation of construction-related noise levels, pursuant to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, 1972); compliance with Chapter 34 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint; and observance of State and federal OSHA safety requirements related to handling and disposal of other hazardous materials, such as asbestos.

Mitigation Measures HR-1 through HR-3 described below are measures to reduce impacts related to historic resources. The project sponsor has agreed to implement these mitigation measures to reduce significant adverse effects of the project. However, the implementation of Mitigation Measures HR-1 through HR-3 would lessen, but not fully reduce, the project-specific impacts of the building's proposed demolition to a less-than significant level. CEQA Section 15126.4 (b) (2) states that "In some circumstances, documentation of an historical resource, by way of historic narrative, photographs and/or architectural drawings, as a mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur." As such, even with implementation of Mitigation Measures HR- 1 through -3, demolition of St. Peter's Church would be considered a significant unavoidable impact on the environment.

Mitigation Measure HR-1—HABS-Level Recordation

A common strategy for the mitigation of historical resources that would be lost as part of the proposed project is through documentation and recordation of the resource(s) prior to their demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service's Historic American Building Survey (HABS). As such, the church project sponsor shall document the existing exterior and interior conditions of St. Peter's Episcopal Church to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:

- Drawings: Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar.

- **Photographs:** Black and white photographs with large-format negatives should be shot of exterior and interior views of the Church, including stained glass windows that have been removed and stored, and those windows that are extant in the building. Historic photos, where available, should be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper.
- **Written data:** A report should be prepared that documents the existing conditions of the Church and any significant landscape features, as well as a brief history of the Church, Parish Hall, and Rectory.

Documentation of the St. Peter's Episcopal Church shall be submitted to the following repositories:

- Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library.
- Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the Church.
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Landmarks Preservation Advisory Board.

The project sponsor has agreed to implement Mitigation Measure HR-1.

Mitigation Measure HR-2—Interpretative Display

An additional form of mitigation shall include the installation of a permanent interpretative display at the project site to describe to the general public and the new residents the architectural significance of St. Peter's Church and its importance to the neighborhood. Components of this mitigation program could include historic photographs and plans, and descriptive text placed in the lobby of the new church building. Historic photos, plans, and text developed from the HABS-level recordation could be used for this interpretive display. The design for the interpretive display shall be submitted to the San Francisco Landmarks Preservation Advisory Board for review and approval prior to final installation. The interpretive display should be located in a publicly accessible area on the project site, such as the front yard of the Rectory or near the pedestrian entrance of the new residential building. The project sponsor has agreed to implement Mitigation Measure HR-2.

Mitigation Measure HR-3—Salvage Plan

The church project sponsor shall prepare a Salvage Plan which identifies the various exterior and interior elements of the church that are worthy of salvage. Such items include, but are not limited to, the lancet arch windows frames, stained glass windows (and other original windows and doors), church organ, chandeliers and sconces, marble baptismal font, exterior commemorative plaques, cast stone crosses, bronze lantern, and the church safe and records (located in the Rectory basement). The project sponsors already intend to reinstall as many of the original stained glass windows as possible into the new assembly space on the second floor of the Parish Hall. The church will, to the extent possible, integrate

these items into either the new structure, the renovated Parish Hall or Rectory, or the on-site interpretive display. For items determined not appropriate for integration into the above listed buildings/display, the Plan shall identify a list of salvage companies which may be able to reuse such items if they are no longer of use to the St. Peter's organization. The project sponsor has agreed to implement Mitigation Measure HR-3.

Chapter VII, *Alternatives to the Proposed Project*, describes two project alternatives, the No Project Alternative and the Preservation Alternative, which would avoid the significant adverse impacts of the proposed project on historic resources.

Mitigation Measure No. AR-1—Archaeological Resources

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor has agreed to implement Mitigation Measure AR-1. The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the

archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Mitigation Measure AQ-1—Construction Air Quality

BAAQMD recommends implementation of the following control measures for construction sites that are large in area, located near sensitive receptors, or which for any other reason may warrant emissions reductions in addition to the basic and enhanced dust control measures, typically reserved for project sites smaller and larger than four acres, respectively. The project sponsor has agreed to implement Mitigation Measure AQ-1. Since the project site is located across 29th Avenue street from Presidio Middle School, a sensitive receptor, all of the following mitigation measures shall be implemented:

- Water active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsors shall require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period;
- Cover trucks hauling soil, sand, and other loose materials or require trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer);
- Pave, apply water three times daily, or apply nontoxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;
- Sweep daily (with water sweepers, using reclaimed water if possible) all paved access roads, parking areas, and staging areas at construction sites;
- Sweep streets daily (with water sweepers, using reclaimed water if possible) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply nontoxic soil stabilizers to inactive construction areas;

- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles;
- Limit vehicle speed on construction site unpaved roads to 15 miles per hour;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers or wash off the tires of trucks and equipment leaving the site;
- Install wind breaks at the windward side(s) of construction areas;
- Suspend excavation and grading when winds (instantaneous gusts) exceed 25 miles per hour;
- Limit the area subject to excavation, grading, and other construction activity at any one time.

Mitigation Measure BIO-1—Breeding Birds

If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the nonbreeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season (February 1 through August 31), the following measures shall be implemented to avoid and minimize impacts on nesting raptors and other protected birds:

- No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.
- If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer (acceptable in size to the CDFG) will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these buffer zones and types of construction activities restricted in these areas could be further modified during construction in coordination with CDFG and will be based on existing noise and human disturbance levels in the project area. Results of the surveys will be forwarded to CDFG (if results are positive for nesting birds).
- If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required. If construction commences during the nonbreeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established in consultation with CDFG around active nests as needed to prevent impacts on nesting birds and their young.

The project sponsor has agreed to implement Mitigation Measure BIO-1.

Mitigation Measure HAZ-1—Hazardous Building Materials

The project sponsor shall ensure that PCB- and mercury-containing equipment such as fluorescent light ballasts are removed and properly disposed of prior to the start of demolition or renovation. Old light ballasts that would be removed during demolition or renovation would be evaluated for the presence of PCBs and mercury. In the case where the presence of PCBs or mercury in the light ballast could not be verified, then they would be assumed to contain PCBs/mercury and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous materials identified either before or during demolition or renovation would be abated according to federal, state, and local laws and regulations. The project sponsor has agreed to implement Mitigation Measure HAZ-1.

CHAPTER VI

Significant Environmental Effects that Cannot Be Avoided if the Proposed Project Is Implemented

In accordance with Section 21067 of the California Environmental Quality Act (CEQA), and with Sections 15040, 15081, and 15082 of the State CEQA Guidelines, the purpose of this chapter is to identify impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the project, or by other mitigation measures that could be implemented, as described in Chapter V, Mitigation Measures. This chapter is subject to final determination by the San Francisco Planning Commission as part of the certification process for the EIR. If necessary, this chapter will be revised in the Final EIR to reflect the findings of the Planning Commission.

As described in Chapter III.B. *Historic Architectural Resources*, the proposed project would result in demolition of the 1913 St. Peter's Church Sanctuary building, a structure which qualifies as an historical resource under CEQA.

Although Mitigation Measures HR-1 through HR-3 have been recommended to reduce the project impacts to historic resources, as described in Chapter V, Mitigation Measures, they would not avoid or reduce the significant, adverse project or cumulative-level impacts of the loss of an historic resource to a less than significant level. If the project is implemented, the impact to historic architectural resources would remain significant and unavoidable. Only selection of the No Project Alternative or the Preservation Alternative, described in Chapter VII, Alternatives to the Proposed Project, would not result in a significant impact.

CHAPTER VII

Alternatives to the Proposed Project

This chapter identifies alternatives to the proposed project and discusses environmental impacts associated with each alternative. Project decision-makers could adopt any of the following alternatives, if feasible, instead of approving the proposed project.

1. No Project Alternative

This alternative would entail no changes to the project site. The church nave on the project site would remain vacant and unusable to the church members as it is currently, although worship would still occur within Collins Hall in the basement level, as would the offices and other rooms toward the rear of the building. The building would continue to be in violation of the City's UMB Ordinance and would eventually fall into receivership. This alternative assumes that church congregation would perform minimal maintenance on the building for safety and security purposes, but would not make wholesale improvements or renovations to it or to the Parish Hall and Rectory. Instead, the court appointed receiver would be required to cause abatement of the UMB, either through demolition or seismic retrofit, to be completed promptly.

Impacts

The No Project Alternative would result in no substantial changes to the project site. This alternative would avoid or reduce all of the potentially significant operational and construction-related impacts of the proposed project.

The No Project Alternative would avoid the significant project impacts to historic resources because this alternative would retain the 1913 Gothic style brick church building which is eligible for listing in the National Register. The historic building would not be demolished and replaced with a new, three-story supportive housing structure with 20 units. While some level of minimal building maintenance is assumed under this alternative, the historic resource on the project site could continue to deteriorate. Continued deterioration of historic resources could be considered a significant impact, depending on the level of maintenance and security that the St. Peter's congregation would provide for the project site building. Without replacement or seismic upgrade of the building, it would also remain vulnerable to damage or destruction in the event of a moderate to major seismic event in the future. Although continued deterioration and/or damage or destruction of the building from a seismic event may occur, the No Project Alternative would avoid the significant impacts of demolition of the church building associated with the proposed project. As such, even with continued deterioration of the existing building, the No Project Alternative would reduce the impact to historic resources.

In terms of land use, plans, and policies, the No Project Alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. As opposed to the proposed project, the No Project Alternative would not require recommendation by the Planning Commission and Board of Supervisors' approval for a zoning map amendment to rezone the subject property from the RH-2 Zoning District to the RM-1 Zoning District to allow the residential density proposed by the project. The No Project Alternative would also not require Conditional Use authorization by the Planning Commission for operation of a religious institution in a residential zoning district, nor would this alternative require variances associated with rear yard setbacks or the provision of fewer off-street parking spaces than required by the *Planning Code*. Finally, the No Project Alternative would not require demolition and building permits. Under this alternative the property owner would continue to be in violation of the City's UMB ordinance. The church would remain unaltered from its current condition, and the property would eventually fall into receivership. It would continue to be a life-safety hazard in the event of a moderate to major seismic event.

Under the No Project Alternative no changes or new uses at the project site would occur. Therefore, no changes to the existing amount of PM peak hour traffic or number of parking spaces would occur. Similarly, there would be no changes to air quality effects from vehicular emissions, other than those associated with construction as discussed below, resulting from the No Project Alternative.

Under the No Project Alternative on-site and off-site views would be the same as under current conditions. Therefore, there would be no impacts with respect to visual quality and aesthetics.

The No Project alternative would avoid the construction-related impacts described in Chapter IV, such as generation of construction-period air quality and construction-related traffic impacts, potential worker exposure to hazardous materials, and accidental damage to potentially significant archaeological resources due to subsurface excavation. Unlike the proposed project, the No Project Alternative would not require mitigation for these potentially significant impacts, including Mitigation Measures HR-1 through HR-3, or Mitigation Measure AR-1, AQ-1, BIO-1, or HAZ-1.

2. Preservation Alternative

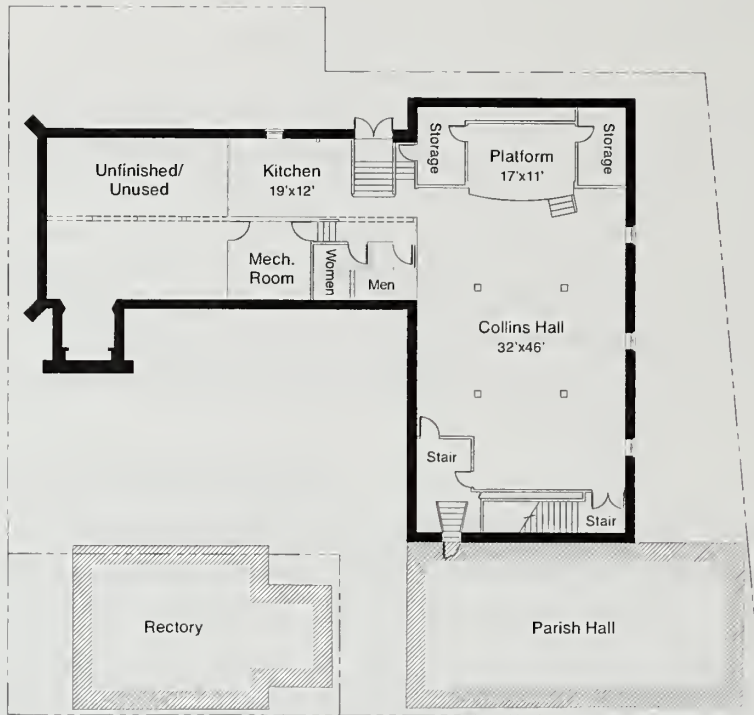
Description

The Preservation Alternative would preserve and restore the existing church as an historic resource for the community, while providing a full seismic and building code rehabilitation (see Figures 10 and 11).

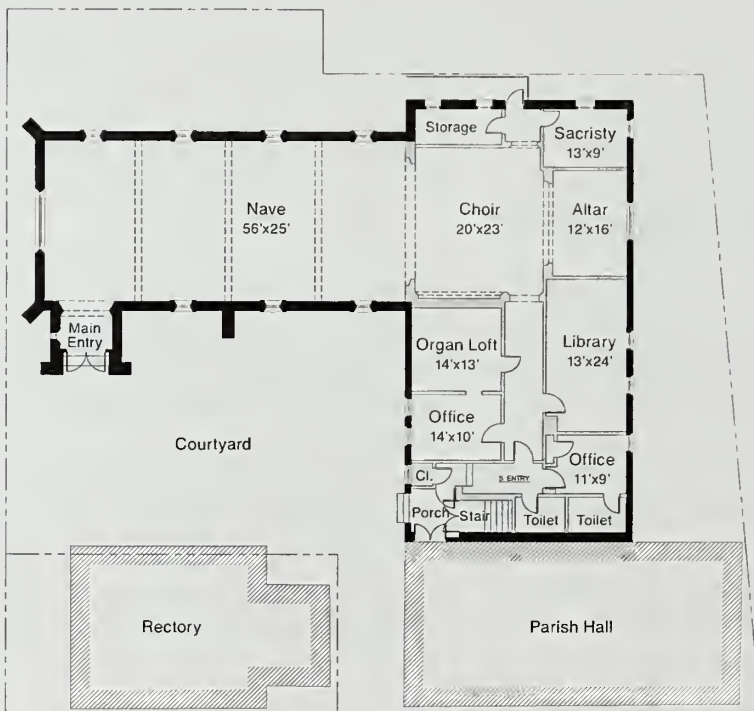
The existing masonry facades would be retained and reinforced, and foundation waterproofing would be provided at all new and existing foundation and retaining wall systems. Seismic retrofit work would include strengthening and reinforcing the primary structural systems including foundations, floor/ceiling beams and joists, and new structural framing through the addition of concrete, FRP (fiber reinforced polymers) and steel components. Chemical grouting would be required to mitigate loose sand conditions

Figure 10 Preservation Alternative – Plan View

SOURCE: K2A Architecture + Interiors, 2007







Basement Level Floor Plan



Street Level Floor Plan

LEGEND

-  (E) Exterior Walls to remain. Protect, maintain, and restore exterior brick wall, stone trim, and glazing. Provide new foundation walls and footings as required.
-  (N) Exterior walls, foundations, and structural columns.
-  (N) Interior walls to be demolished.
-  Property Lines

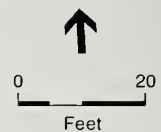
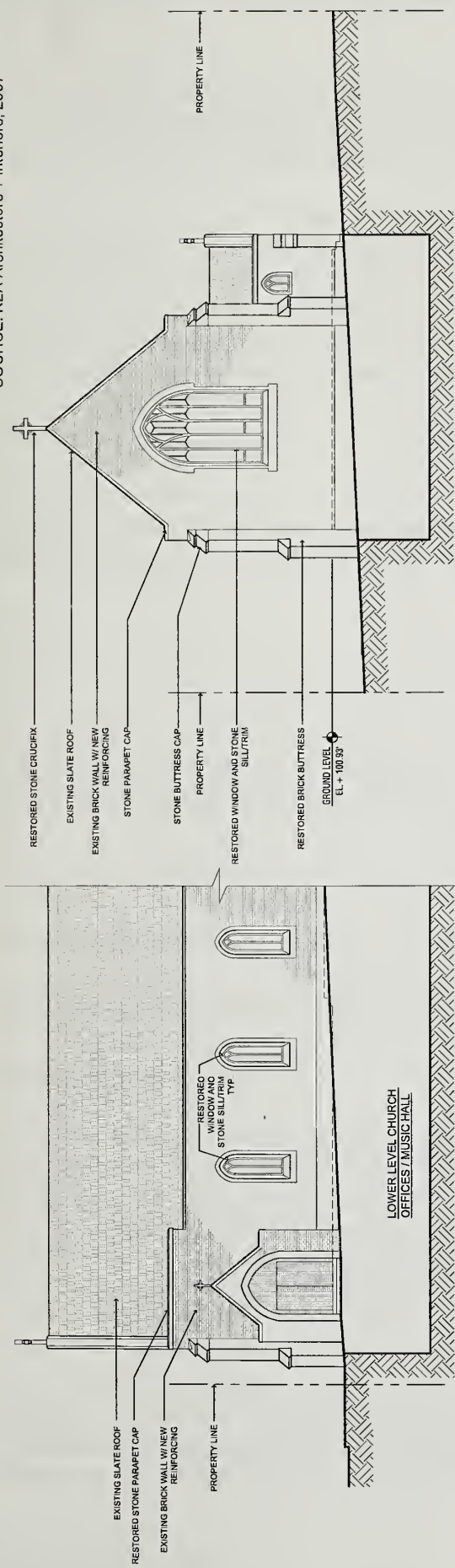
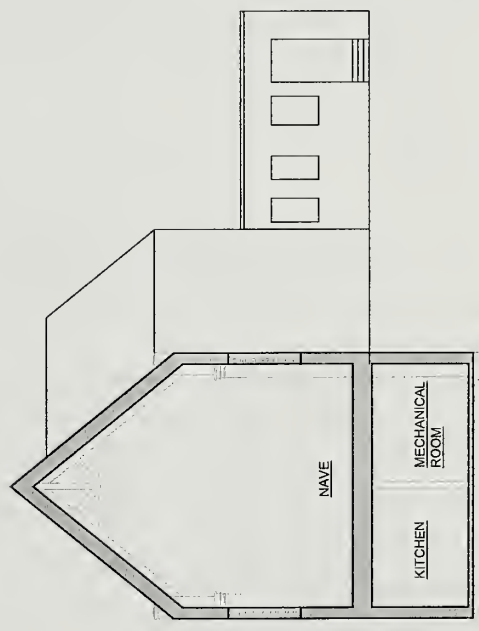
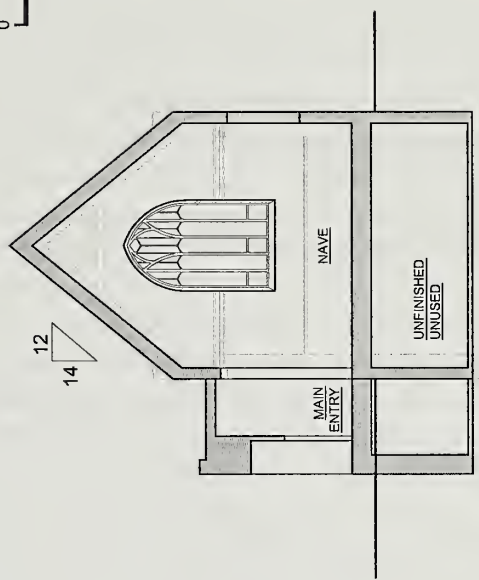


Figure 11
Preservation Alternative – Elevations and Sections
 SOURCE: K2A Architecture + Interiors, 2007



West Elevation - Street

Partial South Elevation - Courtyard



that are prevalent on the site. Damaged and worn portions of the exterior brick and stone work would be repaired and repointed, and the existing slate roof would be replaced in-kind. Original stained-glass windows would be reinstalled, and all other window systems would be upgraded to comply with energy code requirements.

The existing church would be retained in its current size and configuration, including the approximately 4,255 square-foot main floor and 3,230 square-foot basement. Minor adjustments to interior spaces would be provided as required for handicapped clearances and to accommodate a handicapped lift in order to bring the church into complete ADA compliance. Interior finishes would be stripped and reinstalled as needed to allow complete mechanical, plumbing, and electrical systems upgrades. Where applicable, building elements such as access and egress components would be upgraded for complete building code compliance. The rehabilitated church would be fully sprinklered.

It is assumed that the Preservation Alternative design for St. Peter's Church would comply with the *Secretary of the Interior's Standards for Rehabilitation* and that the project sponsor would take advantage of the provisions of the State Historical Building Code which allows a certain degree of flexibility in terms of meeting other life-safety code requirements while retaining the majority of the building's significant, character-defining features.

Under this alternative, the Rectory and Parish Hall would remain in their current condition and use, with no planned physical alterations.

Total project cost for the Preservation Alternative has been estimated at \$5.5 million. In the absence of additional grants or funding sources, the Rector, Wardens, and Vestry of Saint Peter's Episcopal Church would be required to bear the entire costs of this alternative.

Impacts

The Preservation Alternative would reduce the project impacts to historic architectural resources to a less than significant level. This alternative would preserve the 1913 Gothic style St. Peter's Church which appears eligible for the National Register and is an historic resource for CEQA purposes. This alternative would rehabilitate the building to improve its seismic characteristics while retaining the building's significant, exterior and interior character-defining features. In addition, the building would undergo other improvements for compliance with the California Building Code, such as accessibility and life/safety systems, all of which would ensure long-term preservation of this historic structure. Finally, compliance with the *Secretary of the Interior's Standards for Rehabilitation* would ensure that the proposed seismic restoration design would retain as many significant, character-defining features as possible. As a building which is eligible for listing in the National Register, this alternative would be required to receive a Certificate of Appropriateness from the San Francisco Landmarks Preservation Advisory Board (LPAB) prior to construction, which would further ensure compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

With regard to Land Use, Plans, and Policies, the Preservation Alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. The only change in use under this alternative would be the relocation of worship services from Collins Hall in the basement level of the building into the nave on the ground floor level. This activity would not increase the overall

use of the building as the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. The Preservation Alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, the Preservation Alternative would be nearly identical to existing conditions with respect to on and off-site views. The building would appear as it does currently because nearly all the physical alterations proposed under this alternative would occur on the interior of the building or below the ground. The Rectory and Parish Hall would also remain unchanged, and therefore would be identical to existing visual conditions. The Preservation Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the renovated church under the Preservation Alternative would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church are not expected to change. The use and size of the Rectory and Parish Hall would also remain unaltered, and therefore would have no appreciable effect on traffic or parking. The Preservation Alternative would have no significant impacts traffic or parking impacts.

Construction-related impacts of the Preservation Alternative would be reduced when compared to the proposed project, but would not avoid them altogether. This is because this alternative would also generate some construction-related air quality impacts, potential public and worker exposure to hazardous soils or building materials, and accidental damage to potentially significant archaeological resources due to subsurface excavation for the foundation improvements and/or chemical grouting. These effects would be lessened because this alternative would not include demolition and new construction at the project site. Similar to the proposed project, the Preservation Alternative would require mitigation for these potentially significant impacts, including Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ-1. As with the proposed project, implementation of these mitigation measures would reduce construction effects to a less than significant level. Mitigation Measures HR-1 through HR-3 would not be required because there would be no significant impacts to historic resources under this alternative.

3. Partial Preservation/Seismic Upgrade Alternative

Description

The proposed renovation/seismic upgrade alternative would preserve and reinforce only the existing west street-facing and south courtyard-facing exterior church walls, including the main entry portico (see Figures 12 and 13). Similar to the Preservation Alternative, damaged and worn portions of the exterior brick and stone work on these existing walls would be repaired/repointed, and exterior stained-glass windows would be reinstalled. All other glazing systems would be upgraded to comply with energy code requirements. This alternative would reconstruct the north-facing wall of the church, the roof, and floor system. Sub-grade waterproofing would be provided at all new and existing foundation and retaining wall systems. The remaining portions of the church, including the choir room and altar within the nave, library, organ loft, and offices, would be demolished, however, along with the Rectory and Parish Hall. The proposed new church would include a full basement containing Collins Hall directly beneath the one-story nave, totaling approximately 4,025 gross square feet (gsf) of church-related uses on the site. The street front setback and massing of the existing church would be maintained. The front portion of the site

below the existing nave and main entry would require additional excavation for the proposed basement level. Seismic retrofit work for the exterior masonry walls to be retained and restored would include shoring, strengthening and reinforcing of façade elements including foundations and support structure through the addition of concrete, FRP (fiber reinforced polymers) and steel components. Conventional construction techniques would be employed throughout for the new construction portions of the project. Chemical grouting would be required to mitigate loose sand conditions that are prevalent on the site. Shallow spread footings and concrete retaining walls would support the street level floor. The remainder of the structure would be conventional platform framing with heavy timber and steel components. New exterior finishes would include plaster and composite shingles. No parking spaces for the church would be provided.

This alternative would also construct a new L-shaped, 3-story, 20-unit affordable housing project on the site of the demolished structures. The new affordable housing project would be designed in a contemporary architectural style similar to the proposed project, but in a revised L-shaped layout. One parking space would be included in this alternative, similar to the proposed project. The street-facing elevation of the proposed housing component would have a height, width, and front setback similar to the existing Rectory.

Impacts

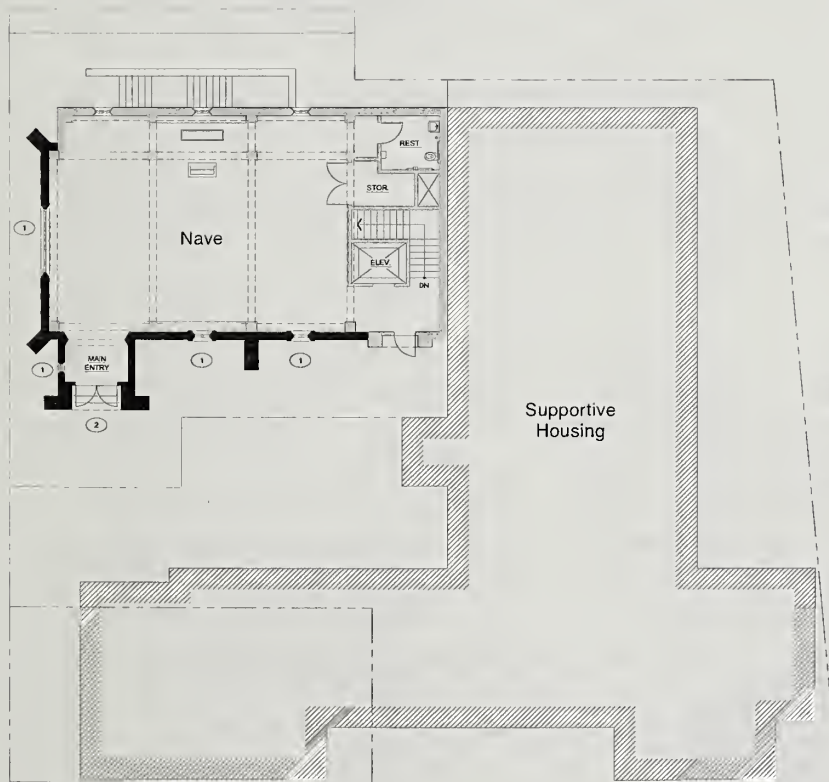
The Partial Preservation/Seismic Upgrade Alternative would only retain two of the original walls of the 1913 Gothic style St. Peter's Church, while demolishing all remaining portions of the building. This alternative would retain the appearance of the existing church from 29th Avenue, but would be considered a defacto demolition, as it would eliminate nearly all character-defining features of the existing church, including the remainder of its brick walls, slate roof, and internal architectural features. While this alternative would somewhat lessen the impacts of the proposed project on historic architectural resources, it would not comply with the *Secretary of the Interior's Standards for Rehabilitation* because it would demolish the vast majority of the building including most of the character-defining features. Similar to the proposed project, this alternative would have a significant impact on historic resources, and would not

Figure 12 Partial Preservation/Seismic Upgrade Alternative – Plan View




SOURCE: K2A Architecture + Interiors, Herman & Coliver: Architecture, 2008



Basement Level Floor Plan



LEGEND

-  (E) Exterior Walls to remain. Protect, maintain, and restore exterior brick wall, stone trim, and glazing. Provide new foundation walls and footings as required.
-  (N) New exterior walls, foundations, and structural columns.
-  (N) New interior walls.



Street Level Floor Plan

Figure 13

SOURCE: K2A Architecture + Interiors, Herman & Coliver: Architecture, 2008



reduce impacts of the proposed project to a less than significant level. Although Mitigation Measures HR-1 through HR-3 would also apply to this alternative, impacts to historic resources would remain significant and unavoidable.

With regard to land use, plans, and policies, this alternative would be compatible with existing residential and institutional land uses in the area. Under this alternative, supportive housing would be introduced on the project site, replacing the existing Rectory, Parish Hall, and rear portions of the existing St. Peter's Church. The increased residential density resulting from this project alternative would also require that the project sponsor seek rezoning for the project site from RH-2 to RM-1. However, similar to the proposed project, these residential uses would be compatible with the existing residential character of the neighborhood. Although the size of the church under this alternative would be smaller than under existing conditions, the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. This alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, this alternative would be similar to existing conditions with respect to on and off-site views of the church because it would retain the west (street) and south-facing elevations of the existing St. Peter's Church. Off-site views of the three-story Rectory would be replaced with views of the new supportive housing project, which would have a height, width, and setback similar to this existing building. The Partial Preservation/Seismic Upgrade Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the church would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church would not change. The proposed supportive housing on the project site would have traffic or parking impacts similar to those of the proposed project because it would have the same number of units in a building that is similar in size (although in a different layout). This alternative would have no significant impacts to traffic or parking, similar to the proposed project.

Construction-related impacts of this alternative would be slightly greater than for the proposed project, as it would demolish nearly all structures on the project site (except for the west street-facing and south courtyard-facing walls of the church) and replace them with new construction. This alternative would also require some additional excavation beneath the existing nave for the construction of an expanded basement level in this location, and for construction of the supportive housing project, requiring additional removal of soils from the site. Based upon the letter report regarding the archeological survey and monitoring of geo-tech coring at the project site, the project site has a low sensitivity for potential archeological resources.⁶³ This alternative would likely not result in additional potential impacts to archeological resources as a result of the increased excavation and the results would be similar to those of the proposed project. In addition, this alternative would generate some construction-related air quality impacts and potential public and worker exposure to hazardous soils or building materials which would be similar to those resulting from the proposed project. Therefore, the Partial Preservation/Seismic Upgrade Alternative would require mitigation for these potentially significant impacts, including

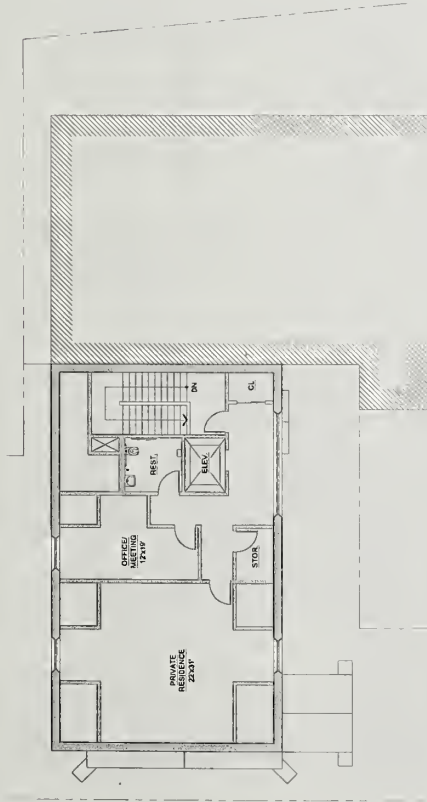
⁶³ Anthropological Studies Center, *Archaeological Study and Reporting for Proposed St. Peter's Episcopal Church Housing Development Project in San Francisco, California*. October 31, 2006. The memorandum is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of case file 2006.0881E.

Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ-1 similar to the proposed project. Implementation of these mitigation measures would reduce construction effects to a less than significant level as described for the proposed project.

4. Two-Story Church Reconstruction Alternative

The project sponsors also considered demolishing the existing Church, Rectory, and Parish Hall and reconstructing a new, two-story church on a smaller footprint in the location of the existing St. Peter's Church, as well as constructing a new L-shaped, three-story affordable housing project on the site of the demolished Rectory, Parish Hall, and rear portion of St. Peter's Church (see Figures 14 and 15). A new two-story church would be reconstructed on the site of the existing St. Peter's Church, and would include a full basement containing Collins Hall, and a nave on the ground floor with a lower ceiling to accommodate the Sexton's apartment on the third level. The new church would be constructed within the existing 40-foot height limit, would include approximately 4,025 gsf, but would not include any parking spaces. Similar to the Partial Preservation/Seismic Upgrade Alternative, the street front setback and massing of the existing church would be maintained under this alternative. This alternative would employ an end-gable on the street-facing elevation, reuse the Gothic arched stained glass windows with stone trim on the west street-facing and south courtyard facing elevations, reconstruct the corner buttresses, and use a brick veneer throughout. The front portion of the site below the existing nave and main entry would require additional excavation for the proposed basement level. Conventional construction techniques would be employed throughout. Chemical grouting would be required to mitigate loose sand conditions that are prevalent on the site. Shallow spread footings and concrete retaining walls would support the ground level floor. The remainder of the structure would be conventional platform framing with heavy

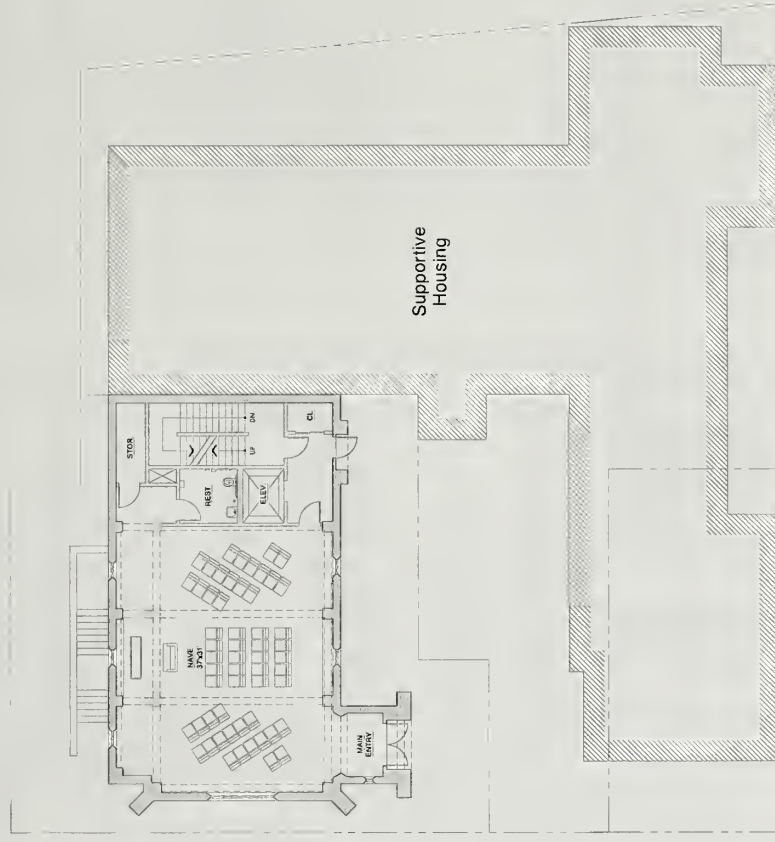
Figure 14
Two-Story Church Reconstruction Alternative – Plan View
 SOURCE: K2A Architecture + Interiors, Herman & Coliver: Architecture, 2008



Upper Level Floor Plan



Basement Level Floor Plan



Street Level Floor Plan

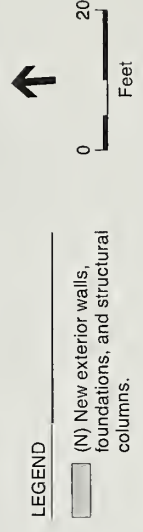
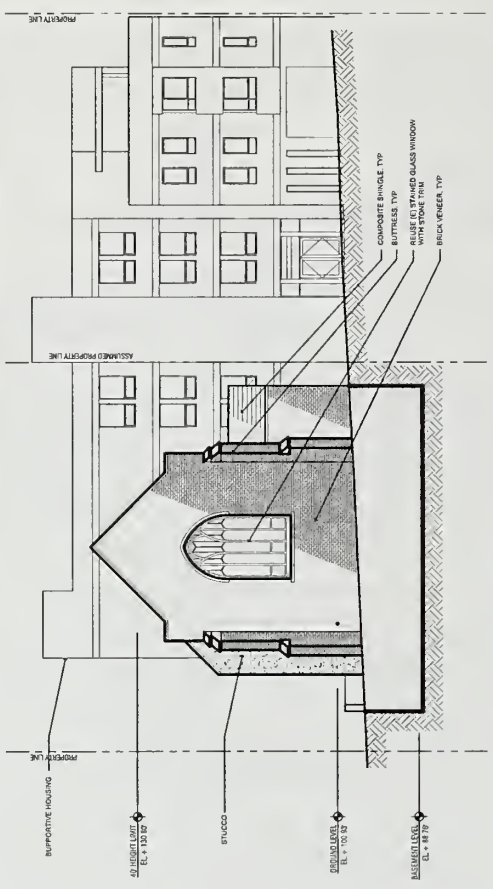


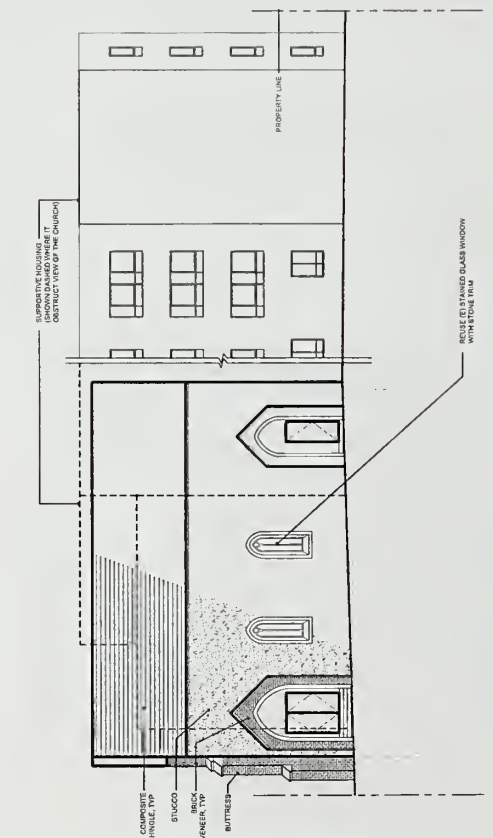
Figure 15

Two-Story Church Reconstruction Alternative -- Elevations and Sections

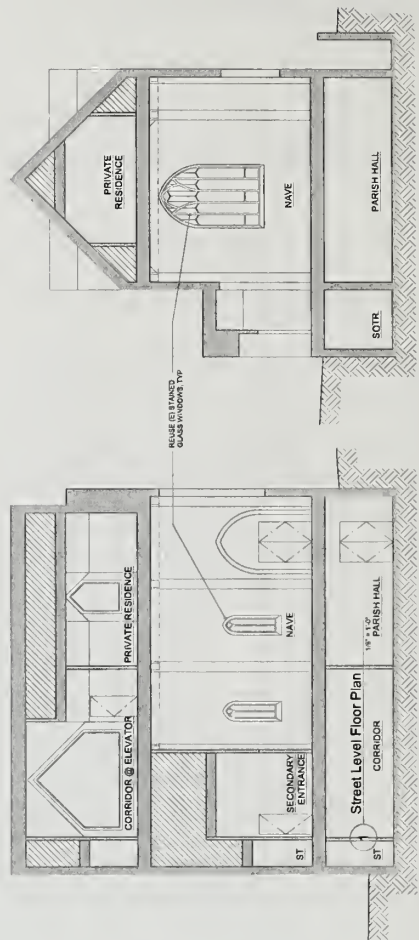
SOURCE: K2A Architecture + Interiors, Herman & Coliver, Architecture, 2008



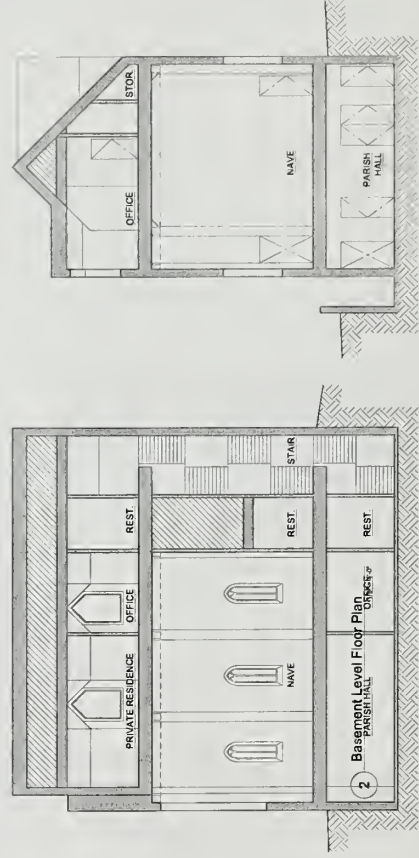
West Elevation - Street



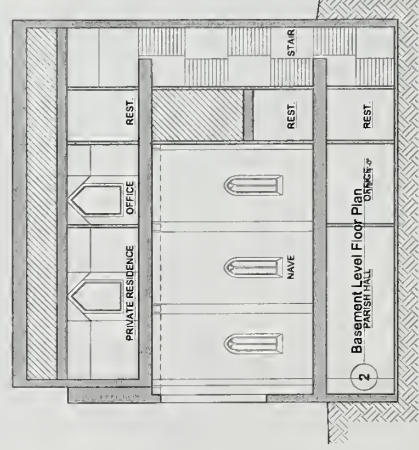
South Elevation - Courtyard



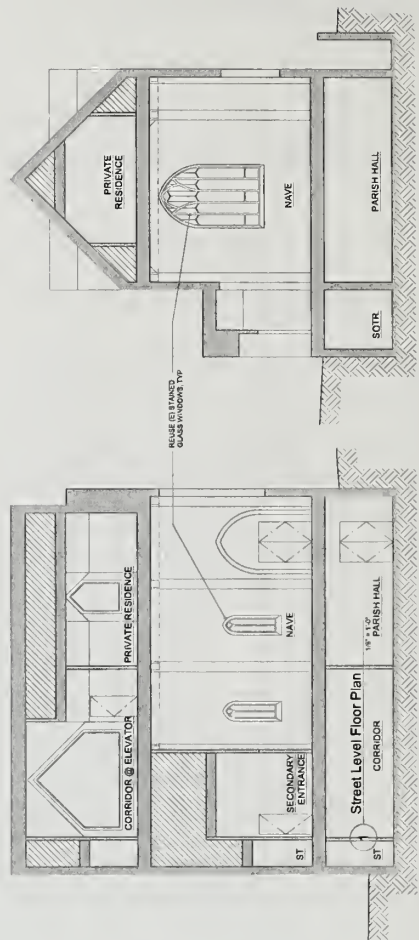
Church Section - South



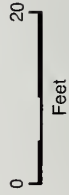
Church Section - East



Church Section - North



Church Section - West



timber and steel components. Exterior finishes will include plaster, brick veneer, and composite shingles. No parking spaces for the church would be provided.

Similar to the Partial Preservation/Seismic Upgrade Alternative, this alternative would also construct a new L-shaped, three-story, 20-unit affordable housing project on the site of the demolished structures. The new affordable housing project would be designed in a contemporary architectural style similar to the proposed project, but in a revised L-shaped layout. One parking space would be included in this alternative, similar to the proposed project.

The street-facing elevation of the proposed housing component would have a height, width, and front setback similar to the existing Rectory.

Impacts

The Two-Story Church Reconstruction Alternative would demolish all structures on the project site, and reconstruct a new church on a portion of the site where the existing, 1913 Gothic style St. Peter's Church is located. This alternative would employ an end-gable on the street-facing elevation, reuse the Gothic arched stained glass windows with stone trim on the west street-facing and south courtyard facing elevations, reconstruct the corner buttresses, and use a brick veneer throughout. While this alternative would mimic the appearance of the existing church from 29th Avenue and reuse some original features such as the Gothic style stained glass windows and gable-end forms, it would demolish the existing structure and eliminate nearly all character-defining features of the existing church, including its brick walls, slate roof, and cast stone ornamentation. While this alternative may somewhat lessen the impacts of the proposed project on historic architectural resources, it would not comply with the *Secretary of the Interior's Standards for Rehabilitation* because it would demolish the vast majority of the building including most of its character defining features. Similar to the proposed project, this alternative would have a significant impact on historic resources, and would not reduce impacts of the proposed project to a less than significant level. Although Mitigation Measures HR-1 through HR-3 would also apply to this alternative, impacts to historic resources would remain significant and unavoidable.

With regard to land use, plans, and policies, this alternative would be compatible with existing residential and institutional land uses in the area as under current conditions. The only change in use under this alternative would be the introduction of supportive housing on the project site, which would replace the existing Rectory, Parish Hall, and rear portions of the existing St. Peter's Church. The increased residential density resulting from this project alternative would also require that the project sponsor seek rezoning for the project site from RH-2 to RM-1. However, similar to the proposed project, these residential uses would be compatible with the existing residential character of the neighborhood. Although the size of the church under this alternative would be smaller than under existing conditions, the congregation size would likely remain the same. Under this alternative, the church building would no longer be in violation of the City's UMB ordinance. This alternative would have no significant impacts with regard to land use, plans, and policies.

In terms of visual and aesthetic resources, this alternative would be generally similar to existing conditions with respect to on and off-site views of the church because it would reconstruct the west (street) and south-facing elevations of the existing church using some of the original features such as the

Gothic-style stained glass windows within an end-gable form. The church would be taller by about 10 feet, in order to accommodate a second story (yet remain within the existing 40-foot height limit the neighborhood). Off-site views of the three-story Rectory would be replaced with views of the new supportive housing project, which would have a height, width, and setback similar to this existing building. The Two-Story Church Reconstruction Alternative would have no significant impacts with regard to visual and aesthetic resources.

With regard to traffic and parking, the church would generate approximately the same number of trips to the site as the existing church because the size of the congregation and use of building as a church would not change. The proposed supportive housing on the project site would have traffic or parking impacts similar to those of the proposed project. This alternative would also have no significant impacts related to traffic or parking, similar to the proposed project.

The construction related impacts of this alternative would be slightly greater than the proposed project because all structures on the project site would be demolished and replaced with new construction. This alternative would also require some additional excavation beneath the existing nave for the construction of an expanded basement level in this location, and for construction of the supportive housing project adjacent to it, requiring additional removal of soils from the site. Based upon the letter report regarding the archeological survey and monitoring of geo-tech coring at the project site, the project site has a low sensitivity for potential archeological resources.⁶⁴ The Two-Story Church Reconstruction Alternative would likely not result in additional potential impacts to significant archeological resources as a result of the increased excavation and the results would be similar to those of the proposed project. In addition, this alternative would generate some construction-related air quality impacts and potential public and worker exposure to hazardous soils or building materials. Therefore, the Two-Story Church Reconstruction Alternative would require mitigation for these potentially significant impacts, including Mitigation Measures AR-1, AQ-1, BIO-1, and HAZ-1 similar to the proposed project. Implementation of these mitigation measures would reduce construction effects to a less than significant level.

5. Environmentally Superior Alternative

The Preservation Alternative has been identified as the environmentally superior alternative because it would avoid the significant impact associated with the proposed project, specifically, the demolition of a historic architectural resource. The analysis of the No Project Alternative indicated that by not building the proposed project, this alternative would also avoid the impacts associated with the demolition of a historic architectural resource, because no demolition or substantial new construction would occur. The analysis of the No Project alternative did acknowledge, however, that continued deterioration of the resource could occur due to lack of adequate maintenance and could expose the building to future seismic hazards which could damage or ultimately destroy the building or become a substantial hazard to occupants of the building. Due to these circumstances, the Preservation Alternative would be most protective of the historic resources that would be adversely affected by the proposed project. While the Preservation Alternative is the environmentally superior alternative because it is most likely to reduce impacts to historic resources over time, and impacts to historic resources are the only identified

⁶⁴ Anthropological Studies Center, *Archaeological Study and Reporting for Proposed St. Peter's Episcopal Church Housing Development Project in San Francisco, California*. October 31, 2006. The memorandum is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of case file 2006.0881E.

significant impact, the No Project Alternative also would reduce impacts to historic resources and would reduce impacts in other areas as well, such as traffic, parking and construction-period effects.

CHAPTER VIII

DEIR Distribution List

Notices of availability of the Draft EIR were mailed or delivered to over 1,000 recipients, including interested persons, groups, organizations, and project area property owners and tenants. Due to the large size of the distribution list for this project, the list is not included in the EIR. The distribution list, however, is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2006.0881E.

This list of those who received a copy of the Draft EIR is provided below. These recipients included applicable federal, state, and regional agencies, City and County of San Francisco boards and commissions, libraries, as well as interested parties or individuals who requested a copy of the Draft EIR.

Federal and State Agencies

Northwest Information Center
Attn: Leigh Jordan, Coordinator
Sonoma State University
1303 Maurice Avenue
Rohnert Park, CA 94928

California Department of Fish and Game
Central Coast Region
Habitat Conservation
PO Box 47
Yountville, CA 94599

State Office of Intergovernmental Management
State Clearinghouse
1400 Tenth Street, Room 121
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Toxic Substances Control
Att: Denise M. Tsuji
700 Heinz Avenue, Suite 200
Berkeley, CA 94710

Office of Historic Preservation
California Department of Parks and Recreation
Attn: Milford Wayne Donaldson FAIA, SHPO
P.O. Box 942896
Sacramento, CA 94296-0001

City and County of San Francisco

San Francisco Architectural Heritage
Attn: Executive Director
2007 Franklin Street
San Francisco, CA 94109

Mayor's Office of Housing
Attn: Matthew Franklin, Director
1 South Van Ness, 5th Floor
San Francisco, CA 94103

Office of City Attorney
Attn: Jerry Threat, Deputy City Attorney
1390 Market Street, 6th Floor
San Francisco, CA 94102

Mayor's Office of Economic and Workforce Development
Attn: Michael Cohen
City Hall, Room 448
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Public Utilities Commission
Attn: Tony Irons, Acting General Manager
1155 Market Street
San Francisco, CA 94102

Supervisor Jake McGoldrick
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

San Francisco Planning Commission
Attn: Linda Avery, Commission Secretary
1660 Mission Street
San Francisco, CA 94103

Landmarks Preservation Advisory Board
Attn: Sonya Banks – Recording Secretary
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Mayor's Office of Community Development
Attn: Adrienne Pon, Director
1 South Van Ness, 5th Floor
San Francisco, CA 94103

Department of Building Inspection
Attn: Isam Hasenin – Director
1660 Mission Street
San Francisco, CA 94103

San Francisco Fire Department
Attn: Barbara Schultheis, Fire Marshall
698 Second Street, Room 109
San Francisco, CA 94107-2015
The Planning Department

Major Environmental Analysis
Attn: Vimala Byrd
1650 Mission St., Suite 400
San Francisco, CA 94103

San Francisco Department of Public
Works
Bureau of Street Use and Mapping
Attn: Barbara Moy
875 Stevenson Street, Room 465
San Francisco, CA 94103

Bay Area Local Initiatives Support
Corporation
Attn: Greg Chin
369 Pine Street, Suite 350
San Francisco, CA 94104

Police Department
Planning Division Hall of Justice
Attn: Capt. Albert Pardini
850 Bryant Street, Room 500
San Francisco, CA 94103

City and County of San Francisco
Planning Department
Attn: Janice Shambray
1650 Mission Street, Suite 400
San Francisco, CA 94103

Libraries

Government Information Services (3 C.)
Main Library - Civic Center
100 Larkin Street
San Francisco, CA 94102

Stanford University Libraries
Jonsson Library of Gov't. Documents
State & Local Documents Division
Stanford, CA 94305

Government Publications Department
San Francisco State University Library
1630 Holloway Avenue
San Francisco, CA 94132

Hastings College of the Law - Library
200 McAllister Street
San Francisco, CA 94102-4978

Institute of Government Studies
109 Moses Hall
University of California
Berkeley, CA 94720

Individuals & Groups

Sue Hestor
Attorney at Law
870 Market St #1128
San Francisco, CA 94102

Mrs. G. Bland Platt
362 Ewing Terrace
San Francisco, CA 94118

HUD San Francisco Multifamily Hub
Attn: Bill Rogina
600 Harrison St, 2nd Floor
San Francisco, CA 94107

CHAPTER IX

EIR Authors and Consultants

EIR Authors

San Francisco Planning Department
Major Environmental Analysis
1650 Mission Street, Suite 400
San Francisco, California 94103
Environmental Review Officer: Bill Wycko
EIR Coordinator: Debra Dwyer

EIR Consultants

Environmental Science Associates (Prime Consultant)
225 Bush Street, Suite 1700
San Francisco, California 94104-4207
Project Director: Marty Abell, AICP
Project Manager: Brad Brewster
Deputy Proj. Mgr.: Tania Sheyner
Participants: Linda Uehara

Project Sponsor

Housing Services Affiliate of The Bernal
Heights Neighborhood Center
515 Cortland Avenue
San Francisco, CA 94110
Contact: Shannon Dodge

The Rector, Wardens, and Vestry of Saint
Peter's Episcopal Church in San Francisco
420 29th Avenue
San Francisco, CA 94121
Contact: Father David Rickey, Rector

Project Architects

Housing Architect:
Herman & Coliver Architecture
363 Clementina Street
San Francisco, CA 94103

Church Architect:
K2A Architecture + Interiors
444 DeHaro Street, Suite 220
San Francisco, CA 94107

CHAPTER X

Appendices

APPENDIX A

Notice of Preparation



SAN FRANCISCO PLANNING DEPARTMENT

November 10, 2007

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

**RE: CASE NO. 2006.0881E : 420-430 29TH AVENUE ST. PETER'S CHURCH RELOCATION AND
SUPPORTIVE HOUSING PROJECT**

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To Responsible Agencies, Trustee Agencies, and Interested Parties:

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below, has been issued by the Planning Department. This notice is being sent to you because you have been identified as having an interest in the project or project area. The NOP is either attached or is available at www.sfgov.org/planning/mea or by request from **Jessica Range**, whom you may reach at **(415) 575-9018** or at the above address. Case materials are available for review by appointment at the Planning Department's office at 1650 Mission Street, 4th Floor. (Call 575-9018 to schedule an appointment.)

Project Description: The Saint Peter's Episcopal Church and the Housing Services Affiliate (HSA) of the Bernal Heights Neighborhood Center proposes demolition of the Saint Peter's Episcopal Church (St. Peter's) Sanctuary, an unreinforced masonry building (UMB) built in 1913, renovation of two existing buildings (Parish Hall and Rectory) and construction of a new 20-unit housing development (19 residential units for developmentally disabled adults, and one unit for an onsite resident manager) on the St. Peter's Episcopal Church (St. Peter's) property located at 420-430 29th Avenue (project site). The church use would be relocated into the newly renovated Parish Hall and Rectory. The 20-unit housing development would replace the Sanctuary. The project site consists of two lots (Assessor's Block 1460, Lots 014B and 015) located on the block bounded by Clement Street to the north, Geary Boulevard to the south, 29th Avenue to the west and 28th Avenue to the east in San Francisco's Outer Richmond neighborhood. The existing Gothic Revival style Sanctuary, built in 1913 is an historic resource. The 11,778-square-foot subject property is located in an RH-2 (Residential House, Two-Family) Zoning District. The proposed project would require a San Francisco Planning Code Zoning Map Amendment for rezoning the property from an RH-2 Zoning District to an RM-1 (Residential, Mixed, Low-Density) Zoning District. The proposed project will also require a Conditional Use Authorization for relocation of the church use in an RM-1 Zoning District, a rear yard variance, and a parking variance.

As stated in the NOP, the Planning Department has determined that an EIR must be prepared for the Project prior to any final decision regarding whether to approve the Project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the Project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the Project. Preparation of an EIR does not indicate a decision by the City to approve or to disapprove the Project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public comments concerning the scope of the EIR are encouraged and should be mailed to the San Francisco Planning Department, Attention: Bill Wycko, Acting Environmental Review Officer, 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project NOP, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2479 by **5 PM on December 10, 2007**. Should you have questions concerning the environmental review of the proposed project, please contact **Jessica Range** at the number above. If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities. We will also need the name of the contact person for your agency.



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Date of this Notice: November 10, 2007

Lead Agency: San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103-2479

Agency Contact Person: Jessica Range **Telephone:** (415) 575-9018

Project Title: 2006.0881E: 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project

Project Sponsor: Father David Rickey, Rector

Contact Person: Shannon Dodge, Bernal Heights Neighborhood Center **Telephone:** (415) 206-2140 x 150

Project Address: 420-430 29th Avenue

Assessor's Block and Lot: Assessor's Block 1460, Lots 14B and 15

City and County: San Francisco

Project Description: See attached

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance).

Written comments on the scope of the EIR will be accepted until the close of business (5 PM) on **December 10, 2007**. Written comments should be sent to Bill Wycko, Acting Environmental Review Officer, 420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing Project, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2479.

Documents relating to the Project are available for review, by appointment, at the Planning Department's Major Environmental Analysis office, 1650 Mission Street, Suite 400. Please call Jessica Range at (415) 575-9018 to schedule an appointment.

State Agencies: We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. Thank you.

November 7, 2007

Date

Carol Ross, for

Bill Wycko, Acting Environmental Review Officer

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

420-430 29th Avenue St. Peter's Church Relocation and Supportive Housing

Project: Case No. 2006.0881E

INTRODUCTION

The project sponsors, the St. Peter's Church and the Housing Services Affiliate (HSA) of the Bernal Heights Neighborhood Center, have entered into a joint development agreement. The HSA of the Bernal Heights Neighborhood Center is providing development services for the housing development during predevelopment and construction, including managing and obtaining City and County of San Francisco (City) entitlements. The project would use a variety of public and private financing, including loans from the San Francisco Mayor's Office of Housing and funds from the U.S. Department of Housing and Urban Development Section 811 program: Supportive Housing for People with Disabilities. A 501(c)3 nonprofit organization will be formed to serve as a single-entity owner of the development, with board members appointed by both St. Peter's Church and HSA. St. Peter's would retain ownership of the land and will enter into a long-term ground lease with the new nonprofit entity as lessee.

The proposed project involves demolition of the L-shaped, unreinforced masonry building (UMB), the Sanctuary, built in 1913, renovation of two existing buildings, Parish Hall and Rectory, and construction of a new 20 unit housing development (19 residential units for developmentally disabled adults, and one unit for an onsite resident manager) on the St. Peter's Episcopal Church (St. Peter's) property located at 420-430 29th Avenue (project site).

EXISTING CONDITIONS

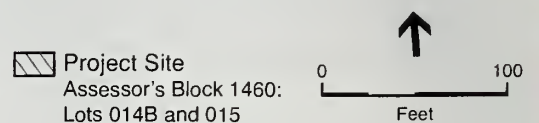
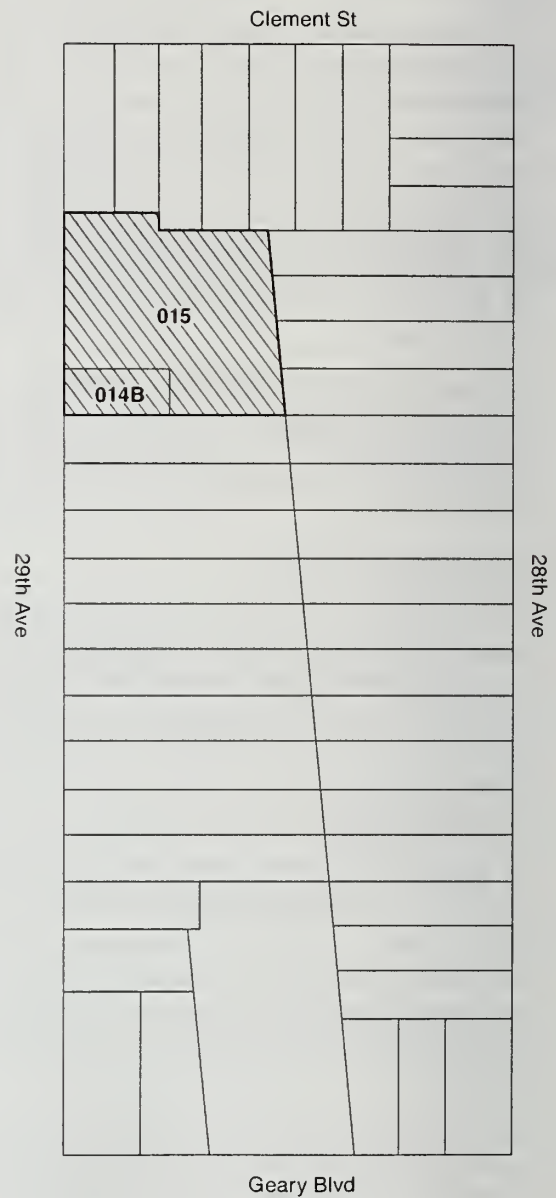
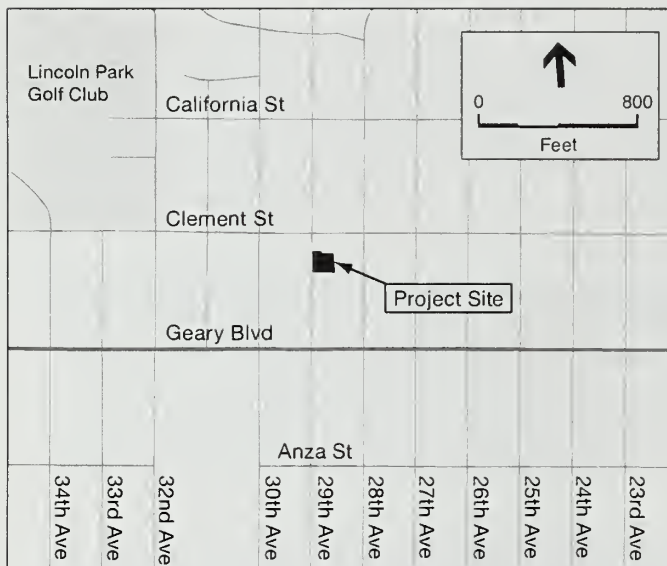
The 11,778-square foot (0.27 acre) project site consists of two lots (Assessor's Block 1460, Lots 014B and 015) located on the block bounded by Clement Street to the north, Geary Boulevard to the south, 29th Avenue to the west and 28th Avenue to the east in San Francisco's Outer Richmond neighborhood. The project lots have a combined 110-linear foot frontage on 29th Avenue and a depth of 117 feet. Twenty-ninth Avenue is a 70-foot-wide, north-south street that intersects Clement Street to the site's north and Geary Boulevard to the south of the project block (See Figure 1, Project Location). The project site is located in an RH-2 Zoning District (Residential House, Two-Family).

St. Peter's Episcopal Church was founded in 1867. After its former sanctuary in downtown San Francisco was destroyed by the 1906 earthquake and fire, the congregation constructed the brick church at its present location on the project site in 1913. St. Peter's Episcopal Church conducts two weekly worship services of its congregation on Sunday mornings between the hours of 8 am and 12 pm. Upwards of 12 parishioners attend the 8 am service and about 35 parishioners attend the 10 am service, for a total attendance of about 47 parishioners on a typical Sunday, with attendance generally greater during holiday services such as on Christmas or Easter. At present, one staff member is on site on an average day.

The Little People International Preschool and Kindergarten operates out of the former Parish Hall and has an average daily attendance of about 30 children, with an onsite staff of about seven teachers and aides. Opportunity Unlimited, a pre-vocational and vocational program for people with developmental disabilities, operates out of Collins Hall in the east wing of the church building on the project site. A staff of approximately 12 teachers serves about 56 adult clients daily on the project site.

Figure 1
Project Location

SOURCE: ESA



The existing 7,485- square foot (sf) church, constructed in 1913 in a Gothic Revival style¹, would be demolished as part of the proposed project. The former 4,040 sf Parish Hall, constructed in 1926, and now occupied by the preschool and kindergarten, would be renovated as well as the currently vacant 2,740 sf wood-frame Rectory at 430 29th Avenue, constructed circa 1920.

Spatially, the existing "L-shaped" church and two accessory buildings form a courtyard that provides open space at the property's center (see Figure 2, Existing Site Plan. The sanctuary is set back about 10 feet from the sidewalk along 29th Avenue, with the open area used as a planting strip.

The roughly 30-foot-tall church is an unreinforced masonry building with ground-level sanctuary, offices, and an assembly area (Collins Hall) at the basement level. Its sanctuary (or nave, the central area of the church), facing 29th Avenue, is currently used for storage due to structural damage that the church sustained in the 1989 Loma Prieta earthquake. The church's eastern wing, perpendicular to the sanctuary, contains offices and a library. The church basement consists of a kitchen, restrooms, a mechanical room and Collins Hall, an assembly area where worship services are held on Sunday. On weekdays, Collins Hall is rented to Opportunity Unlimited, a day program for adults with developmental disabilities.

PROJECT VICINITY

Within the Richmond District, 29th Avenue is a local, two-lane street running in a north-south direction, from Fulton Street to the south to McLaren Avenue to the north. Clement Street is a main, two-way, east-west street with one lane in each direction, and parking on both sides of the street. Geary Boulevard is a major east-west arterial and transit preferential street, with two lanes in each direction as well as street parking.

The project site is located in an RH-2 Zoning District. The project block contains primarily two-family residential uses, consistent with the area's zoning. Residential uses are within multi-level buildings, generally two- to four-stories in height. A required 10-foot setback spans the eastern side of 29th Avenue, with most setback areas typically used as driveways. The area's architectural character is also mixed, with buildings representing Edwardian, Spanish Revival, Moderne, and contemporary styles. The typical development pattern on the project block and its vicinity is characterized by apartment buildings and flats along the north-south streets and multi-story mixed-use buildings, some of which have ground floor retail, lining the east-west neighborhood commercial streets such as on Geary Boulevard and Clement Street. Where there are ground floor retail uses on Geary and Clement, these generally include casual or takeout restaurants, bars and taverns, grocery stores and convenience retail, as well as personal service uses.

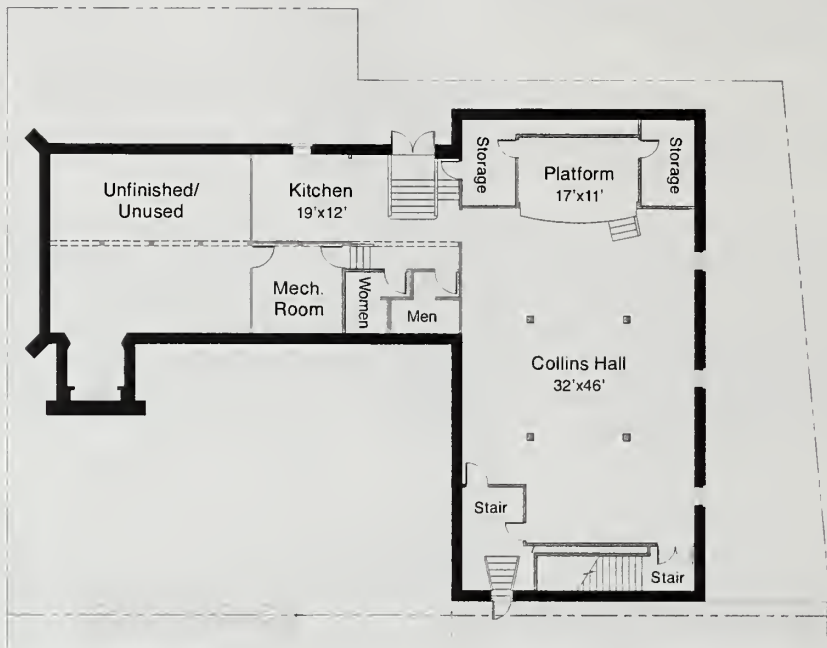
Nearby zoning districts include RM-2 (Residential, Mixed Use, Moderate Density) to the north and south along Geary Boulevard; NC-3 (Moderate Scale Neighborhood Commercial District) to the southeast along Geary Boulevard; RM-1 (Residential, Mixed Use, Low Density) directly north along Clement Street; and a P (Public Use) Zoning District to the west encompassing in its entirety the Presidio Middle School. The subject property is within a 40-X Height and Bulk District; the entirety of the Richmond District, west Park Presidio Boulevard to Ocean Beach, is also within the 40-X Height and Bulk District.

Open space and recreation facilities in the vicinity of the project site include a blacktop play area (tennis and basketball courts) across the street from the subject property at the Presidio Middle School, the Dupont Tennis Courts about a block-and-a-half northwest of the project site, and Lincoln Park, located about ¼-mile northwest of the project site. Lincoln Park, within the Golden Gate National Recreation Area, contains about 100 acres of open space, a golf course, and the Legion of Honor Museum.

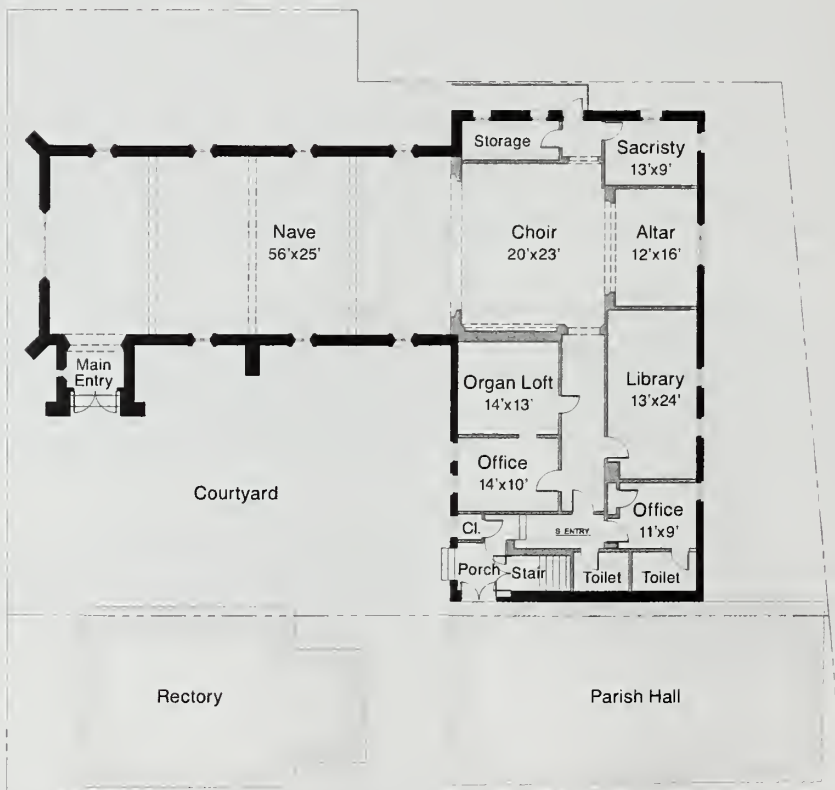
¹ Gothic Revival was an architectural movement that originated in mid-18th century England. In the 19th century, neo-Gothic styles sought to revive medieval forms (e.g., pointed arches, ribbed walls, flying buttresses) in contrast to the Greco/Roman classical styles prevalent at the time (e.g., symmetry, triangular pediment, domed roof). The movement had substantial influence in the United Kingdom, Europe and North America throughout the early- to mid-20th century, typically represented in church and collegiate buildings.

Figure 2
Existing Site Plan

SOURCE: K2A Architecture + Interiors, 2007



Basement Level Floor Plan



Street Level Floor Plan



PROJECT DESCRIPTION

The proposed project involves demolition of the L-shaped, unreinforced masonry building (sanctuary) (UMB) built in 1913, renovation of two existing buildings (Parish Hall and Rectory) and construction of a new 20 unit housing development (19 residential units for developmentally disabled adults, and one unit for an onsite resident manager) on the St. Peter's Episcopal Church (St. Peter's) property located at 420-430 29th Avenue. Figures 3 through 8 show the proposed site plan.

As illustrated on the proposed site plan (See Figure 3) the existing church would be demolished and the 20-unit housing development would be constructed in its place. The footprint of the housing development would be substantially larger than the existing church footprint, and would therefore impinge upon most of the existing open courtyard (1,900 sf). A new entry courtyard (480 sf) and rear courtyard (900 sf) would replace the existing open space, providing 1,380 sf of open space, exceeding the required 1,330 sf. The proposed housing development would retain a five foot setback from the sidewalk and a 10 foot setback from the sidewalk at the recessed door, north of the property line.

The 20 unit housing development would be accommodated in a three-story-over-partial-basement building (28 feet tall to the roofline, plus a 9 foot-tall mechanical penthouse) for a total of 16,915 gross-square-feet. (The total gross square-footage accounts for building circulation, office spaces, residential units, common areas and garage space. It does not include the total open space gross-square-footage). The residential building would include 13 studio units, five one-bedroom units, and two two-bedroom units including one two-bedroom unit for the resident manager for a total of 20 units. These units would be constructed on the ground, second, and third floors and range in size from 475 sf to 822 sf.

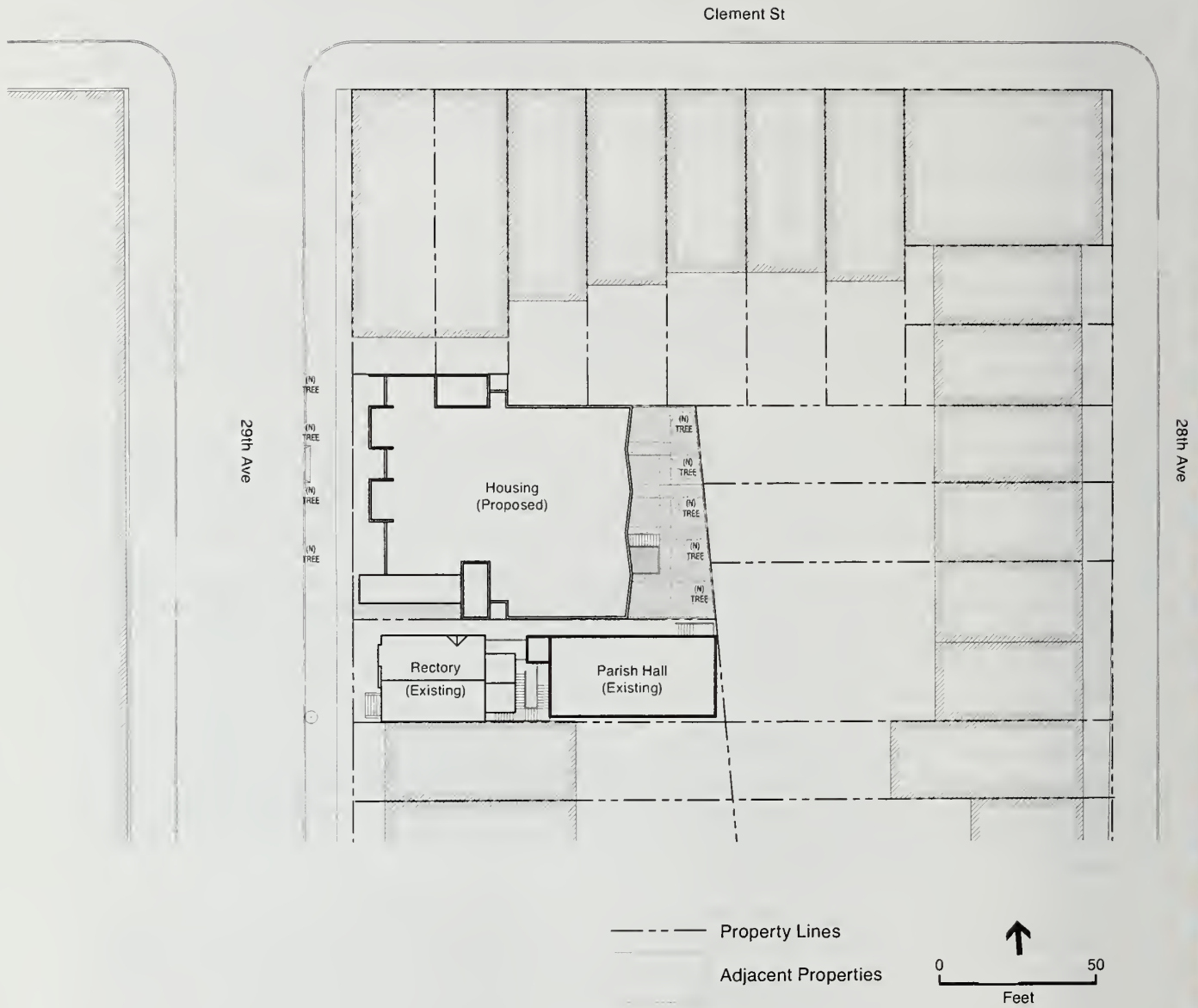
A pedestrian entry would be located on the southern end of the residential building. The ground floor uses would include two offices for the property manager and support staff, a common area with a community room and kitchenette, a laundry room for residents' use, restrooms for staff, and one parking space sized for a van with wheelchair/disabled access. An elevator shaft would service the basement, first, second and third floors.

The Parish Hall and Rectory would be renovated generally within the same footprint as the existing buildings. The Parish Hall renovations would include an ADA accessible ramp along the northwest front entrance and an elevator for accessing the first and second floors. The elevator would be used to serve both the Parish Hall and Rectory. Additional renovations to the first floor of the Parish Hall would include a new kitchen, two restrooms, and an open multipurpose room. This multipurpose room would be approximately 1,300 sf and would provide occupancy for up to 60 people. The multipurpose room would be used as space for community programs during the week. The second floor would remove existing partition walls to create an open worship space for up to one-hundred people. Stained-glass windows from the original church would be salvaged and fitted for the new window openings on the second floor wherever possible. This floor would also include a restroom. A new roof (possibly including skylights) would be installed on the Parish Hall. The existing basement would be used for storage and mechanical use. No parking would be provided in the Parish Hall.

The Rectory ground floor would remain a garage, providing two tandem parking spaces. The Rectory would share a new elevator with the Parish Hall. The proposed project's second floor layout would remove two walls between the existing living room and dining room to provide an open meeting space for up to 30 people. This meeting space would be available for church programs, yoga classes and small worship groups. Other rooms on the second floor include a sunroom, office and kitchen. A portion of the second floor would be retained for residential use, as an apartment for the resident sexton. Renovations on the third floor include a door leading to a bridge connecting the Rectory to the proposed elevator between the two buildings. The two rooms on this floor would be used as offices.

Figure 3
Site Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2007



SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2007

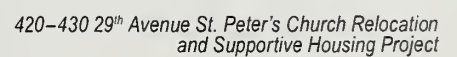
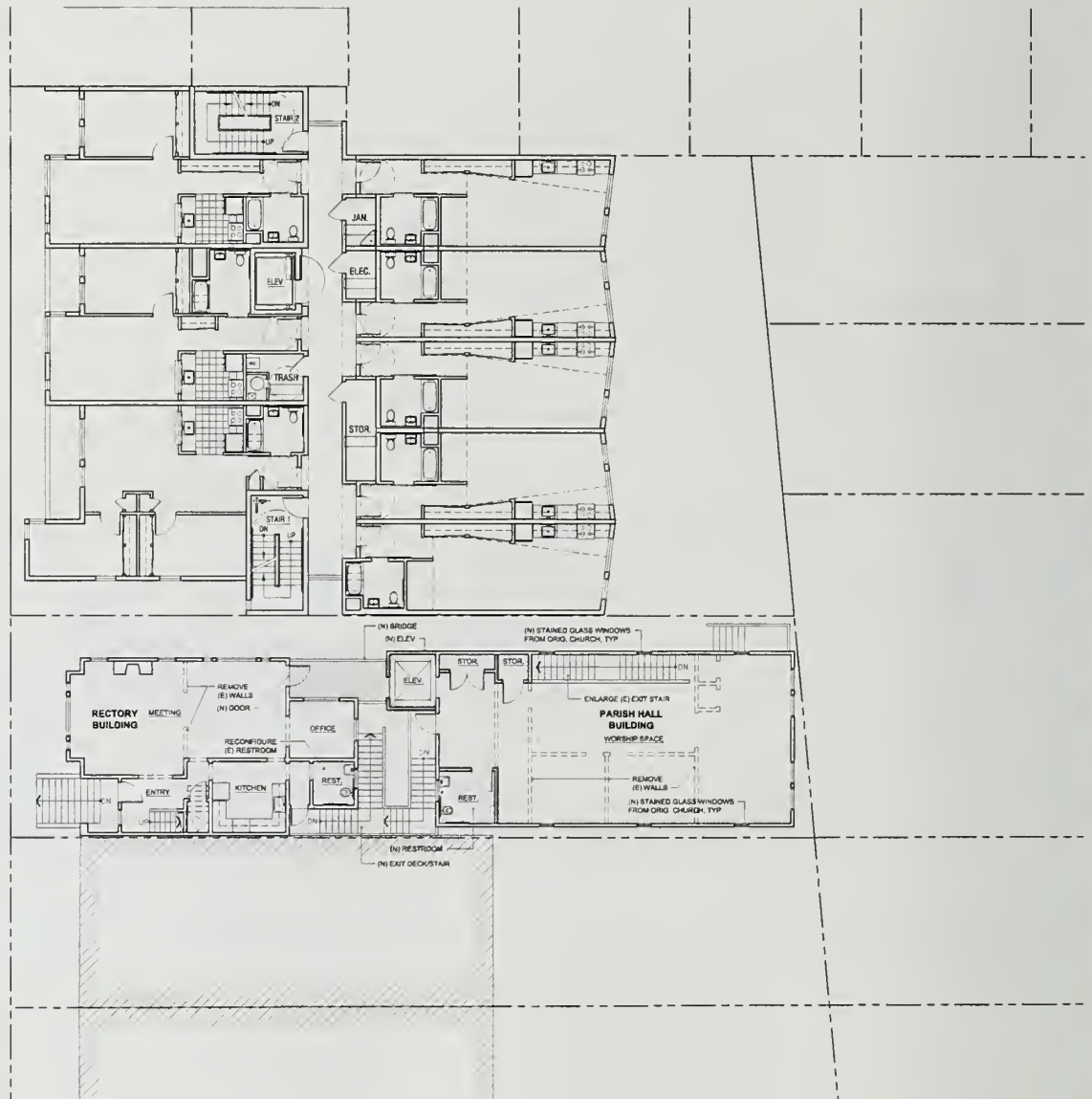


Figure 5
Second Floor Plan

SOURCE: K2A Architecture + Interiors;
 Herman & Coliver: Architecture, 2007



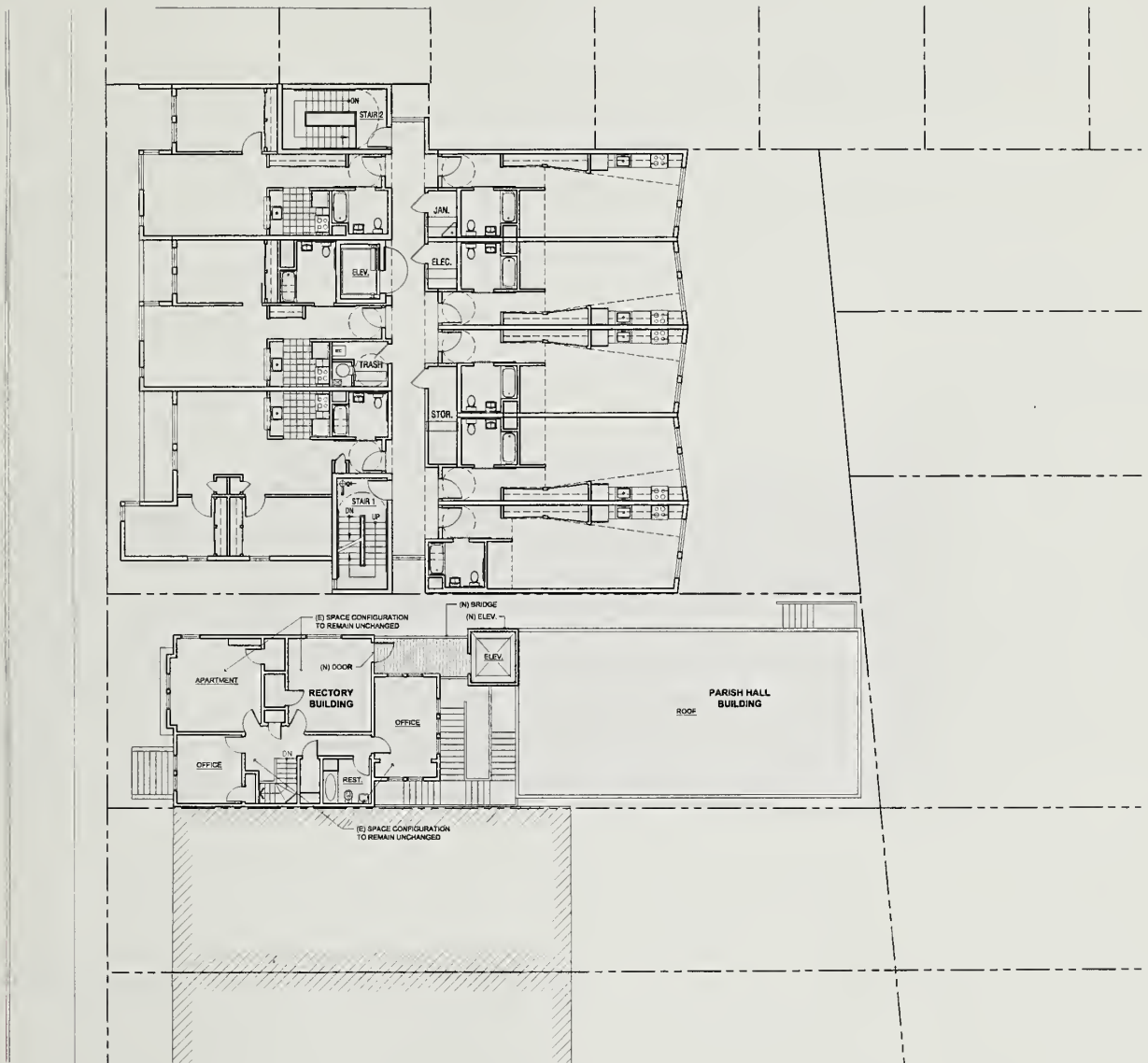
— (N) Exterior or Interior
 Walls, Foundations,
 and Structural Columns

- - - - - (E) Interior Walls to be
 Demolished



Figure 6
Third Floor Plan

SOURCE: K2A Architecture + Interiors;
Herman & Coliver: Architecture, 2007



— (N) Exterior or Interior Walls, Foundations, and Structural Columns

- - - - (E) Interior Walls to be Demolished



Figure 7
29th Avenue Elevation

SOURCE: K2A Architecture + Interiors;
 Herman & Coliver: Architecture, 2007



Figure 8
Rear Yard Elevation

SOURCE: K2A Architecture + Interiors;
Herman & Coliver; Architecture, 2007



PROJECT APPROVALS

The proposed project would require the following approvals:

- 1) A *Planning Code* Zoning Map Amendment to rezone the subject property from an RH-2 District to an RM-1 District;
- 2) A Conditional Use Authorization for operation of a church within an RM-1 District;
- 3) A rear yard variance; and
- 4) A parking variance for providing less parking than normally required for a building occupied by people with physical and/or mental handicaps.

POTENTIAL ENVIRONMENTAL EFFECTS

The proposed project would result in significant environmental effects. The existing UMB Sanctuary is an historic resource and demolition of this resource would be considered a significant adverse impact. An EIR will be prepared to evaluate the potential environmental effects of the Project, including those that would be less than significant or less than significant after mitigation, and to identify those potentially significant issues, such as impacts to historic architectural resources. The comments received during the scoping period will be considered during preparation of the EIR. The EIR will address impacts related to land use, aesthetics, cultural resources, transportation and circulation, population and housing, noise, air quality, wind and shadows, recreation, utilities and service systems, public services, geology and soils, hydrology and water quality, biological resources, hazards and hazardous materials, mineral and energy resources, and agriculture.

PLACE
POSTAGE

HERE

San Francisco Planning Department
Major Environmental Analysis
1650 Mission Street, Suite 400
San Francisco, California 94103

Attn: Bill Wycko, Acting Environmental Review Officer
2006.0881E — 420-430 29th Avenue Project

PLEASE CUT ALONG DOTTED LINE

RETURN REQUEST REQUIRED FOR FINAL
ENVIRONMENTAL IMPACT REPORT

REQUEST FOR FINAL ENVIRONMENTAL IMPACT REPORT

TO: San Francisco Planning Department, Major Environmental Analysis

Check one box:

- ☐ Please send me a copy of the Final EIR on CD.
☐ Please send me a paper copy of the Final EIR.

Signed: _____

Print Your Name and Address in the Box Below:

